



**133 SWAN Lane** **List: \$1,075,000 For: Sale**  
**Rideau Lakes Ontario K0G 1V0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$5,314/2025**

Detached **Front On: S** **Rms: 3 + 2**  
**Link: N** **Acce: .50-1.99** **Bedrooms: 4 + 2**  
 2-Storey **Washrooms: 2**  
 1x3xMain, 1x4x2nd

**Lot: 150 x 425 Feet Irreg: 0**  
**Dir/Cross St: Swan Ln. & Narrows Lock Rd.**  
**Directions: From Narrows Lock Rd turn onto Swan Lane - Follow to Pin #133 (on right).**

**MLS#: X12747414** **PIN#: 441250075**  
**Assignment: N** **Fractional Ownership: N**  
**Possession Remarks: TBD** **Vacant Land Condo: N**  
**Legal: PT LT 2-3 CON 1 NORTH CROSBY PT 3 28R5984 T/W LR211955; RIDEAU LAKES**

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|--|--|--|
| <b>Kitchens:</b> 1 + 0<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Full / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Propane<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b> 16-30<br><b>Year Built:</b> 2001<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b><br><b>POTL:</b> N<br><b>POTL Mo Fee:</b><br><b>Elevator/Lift:</b><br><b>Laundry Lev:</b><br><b>Phys Hdcap-Eqp:</b> | <b>Exterior:</b> Vinyl Siding<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 6<br><b>Tot Prk Spcs:</b> 8<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Energy Cert:</b> N<br><b>Cert Level:</b><br><b>GreenPIS:</b> N<br><b>Prop Feat:</b> Family Room, Fireplace/Stove, Golf, Park, Waterfront, Waterfront<br><b>Exterior Feat:</b> Deck, Hot Tub, Fishing, Privacy, Year Round Living<br><b>Interior Feat:</b> Storage, Air Exchanger, Guest Accommodations, Auto Garage Door Remote, ERV/HRV | <b>Zoning:</b> Residential<br><b>Cable TV:</b><br><b>Hydro:</b><br><b>Gas:</b><br><b>Phone:</b><br><b>Water:</b> Well<br><b>Water Supply Type:</b> Drilled Well<br><b>Sewer:</b> Septic<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>Waterfront:</b> Direct<br><b>Retirement:</b><br><b>Under Contract:</b> On Demand Water Heater, Security System, Propane Tank<br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Oth Struct:</b> Gazebo<br><b>Survey Type:</b> Unknown |
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**Water Body Name:** Big Rideau Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 45.72  
**Water Features:** Dock, Stairs to Waterfront, Winterized  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Natural, Deep  
**Shoreline Allowance:** None  
**Shoreline Exp:** SE  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Waterfront Accessory Bldgs:** Bunkie, Multiple Slips

| #  | Room      | Level | Length (ft) | Width (ft) | Description                          |
|----|-----------|-------|-------------|------------|--------------------------------------|
| 1  | Living    | Main  | 17.16       | x 14.07    | Combined W/Kitchen Combined W/Dining |
| 2  | Kitchen   | Main  | 9.97        | x 9.15     | Combined W/Dining Combined W/Living  |
| 3  | Dining    | Main  | 9.97        | x 8.56     | Combined W/Living Combined W/Kitchen |
| 4  | Bathroom  | Main  | 9.51        | x 5.15     |                                      |
| 5  | Br        | Main  | 12.89       | x 9.32     |                                      |
| 6  | Prim Bdrm | 2nd   | 26.97       | x 10.99    |                                      |
| 7  | Br        | 2nd   | 11.98       | x 9.22     |                                      |
| 8  | Br        | 2nd   | 9.81        | x 10.56    |                                      |
| 9  | Bathroom  | 2nd   | 9.84        | x 7.41     |                                      |
| 10 | Other     | 2nd   | 19.16       | x 10.89    |                                      |
| 11 | Rec       | Bsmt  | 17.22       | x 20.83    |                                      |
| 12 | Utility   | Bsmt  | 8.33        | x 13.65    |                                      |
| 13 | Br        | Bsmt  | 13.58       | x 8.56     |                                      |
| 14 | Br        | Bsmt  | 11.98       | x 8.56     |                                      |

**Client Remks:** Welcome to 133 Swan Lane on Big Rideau Lake, a spacious year-round waterfront retreat designed for gathering, hosting, and making memories. This 6-bedroom, 2-bath home offers room for everyone, with an open-concept kitchen and living area, plus a main-floor bedroom and full bath. Upstairs features 3 additional bedrooms and a full bathroom, including a generous primary suite with its own