

\$799,900 - 141 Brady Road, Rideau Lakes

MLS® #X12377487

\$799,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

817 - Rideau Lakes (South Crosby) Twp,
Rideau Lakes, Ontario

Escape to Your Lakeside Paradise with over 900 Feet of Waterfront on Mosquito Lake (connected to the Rideau System)! Discover an extraordinary opportunity to own a private lakeside getaway with over 900 feet of stunning shoreline on Mosquito Lake, which connects to the majestic Big Rideau Lake and the Rideau Canal System. Ideal for a seasonal escape or multi-generational family retreat, this expansive property offers natural beauty, usable infrastructure, and endless potential. Winding woodlands lead you through peaceful maple and hemlock forests, while a scenic lookout point "the point" which provides awe-inspiring water views. Two private boat launches give you immediate access to boating, fishing, and paddling adventures across the lake, with docks already in place for your convenience. The property includes a mobile trailer, a camping trailer, various outbuildings, lake intake lines and pumps, and existing hydro service making it functional right away while offering a strong foundation for future builds. Currently zoned Rural, this property also offers potential for Commercial Tourist (a previous designation) for potential campground or possibly for mobile Residential rezoning, adding flexibility to your long-term vision. A recently widened private access road ensures convenience for bringing in materials, hosting guests, or simply enjoying the land with ease. Though serene and secluded, you're just 10 minutes from the vibrant village



of Westport and within 20-45 minutes of Perth, Smiths Falls, and Brockville. Ottawa and Kingston are approximately 1.5 hours away, making this the perfect mix of escape and accessibility. Don't miss this rare chance to secure your legacy on one of Eastern Ontario's most beautiful and interconnected lake systems. (id:6289)

Essential Information

Listing #	X12377487
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family

Community Information

Address	141 Brady Road
Subdivision	817 - Rideau Lakes (South Crosby) Twp
City	Rideau Lakes
Province	Ontario
Postal Code	K0G1X0

Amenities

Amenities	Beach, Golf Nearby, Canopy
Utilities	Cable, Electricity, Electricity Connected, Telephone
Features	Cul-de-sac, Wooded area, Irregular lot size, Sloping, Flat site, Level, Gazebo, Guest Suite
Parking Spaces	10
Parking	Carport, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Microwave, Stove, Two Refrigerators
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Heating	Electric Baseboard heaters
Cooling	Window air conditioner

Exterior

Exterior	Vinyl siding, Aluminum siding
Exterior Features	Landscaped
Lot Description	2335 x 1000 Acre 5 - 9.99 acres

Listing Details

Listing Office	RE/MAX AFFILIATES REALTY LTD.
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