



222 Creek Crossing Lane
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$4,684.42/2024 **DOM:** 160

Detached
Link: N
Bungalow

Front On: E
Acre: .50-1.99

Rms: 12
Bedrooms: 4
Washrooms: 2
2x4xGround

Lot: 300 x 122 Feet Irreg:
Dir/Cross St: Perth Road & Creek Crossing Lane
Directions: Perth Road to Creek Crossing Lane, follow to #222

MLS#: X12006978 **PIN#:** 441060112
Possession Remarks: TBD

Kitchens: 1
Fam Rm: Y
Basement: Crawl Space / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Electric
A/C: Central Air
Central Vac: N
Apx Age: 31-50
Apx Sqft: 1500-2000
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Metal
Foundation: Concrete Block,Piers,Poured Concrete
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Fireplace/Stove, Golf, Lake Access, Lake/Pond, School, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck,Fishing,Privacy,Recreational Area,Year Round Living
Interior Feat: Primary Bedroom - Main Floor,Water Heater Owned
Security Feat: Smoke Detector

Zoning: RW
Cable TV: N
Hydro: Y
Gas: N
Phone: Y
Water: Other
Water Supply Type: Lake/River
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
Accessibility Feat: None
Under Contract: None
HST Applicable to Sale Price: Not Subject to HST
Oth Struct: Other
Survey Type: Available

Water Body Type: Lake
Water Frontage (M): 91.2
Topography: Hilly,Rocky,Wooded/Treed,Terraced,Rolling
Water Features: Boathouse,Dock,Waterfront-Deeded Access,Winterized
Access to Property: Private Docking,Private Road,Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Deep,Rocky
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Recycling Pickup,Telephone Available
Waterfront Accessory Bldgs: Boat House
Water Delivery Features: Heatd Waterline

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.23	x 5.58	Broadloom		
2	Bathroom	Main	12.8	x 5.58	Vinyl Floor	4 Pc Bath	Combined W/Laundry
3	Kitchen	Main	12.8	x 7.87	Vinyl Floor		
4	Dining	Main	14.44	x 9.84	Broadloom		
5	Living	Main	24.93	x 12.8	Broadloom	W/O To Deck	Wood Stove
6	Bathroom	Main	6.56	x 4.92	Vinyl Floor	4 Pc Bath	
7	Other	Main	9.84	x 3.61	Broadloom		
8	2nd Br	Main	9.84	x 9.19	Broadloom		
9	3rd Br	Main	10.5	x 8.2	Broadloom		
10	Prim Bdrm	Main	13.45	x 11.15	Broadloom		
11	4th Br	Main	11.81	x 11.15	Broadloom		
12	Family	Main	15.75	x 11.15	Broadloom	W/O To Deck	

Client Remks: Must see this property! The sellers fell in love with this world in miniature 20 plus years ago. During their ownership they have made some significant improvements, and now the property awaits your own personal touches. It features a comfortable home on Loon Lake (part of the Rideau system). It has 4 bedrooms, 2 bathrooms, and 2 living areas, and is situated close to the water. The property has superb

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lake views. It stands on a 300 foot waterfront, and includes an area of shallow entry, ideal for swimming. (Originally it was a double lot). The nearest boat launch is only 4 minutes to the south. There is a well maintained, year-round access road, the property being just 3 minutes off County Road 10. There is a parking area for several cars, and there are a few steps down to the property. The grounds features grass areas and treed areas. The surrounding local area attracts both permanent residents and owners who make occasional visits; it is a tranquil location but not lonely. There are Crown Land views across the lake from the property, and throughout the lake there are also many islands to explore. Loon Lake is attractive to both nature and for those enjoying all that the water offers. The property is located just outside the prized and pristine Frontenac Provincial Park. It is situated in a great location in Eastern Ontario: the resort town of Westport: just 10 minutes away; Gananoque and the world-famous Thousand Islands: 45 minutes away; the picturesque town of Perth: 30 minutes away; City of Kingston: 45 minutes; City of Ottawa (Nations capital): 90 minutes; and the border crossing with U.S.: 60 minutes away.

Inclusions: Furniture, Stove, Refrigerator & Freezer (as is), Garbage Compressor, Dishwasher, Washer, Dryer, Outside Furniture, Paddle Boat. See List in Attachments

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595