

PRICE  
REDUCED

300ft of Private  
Shoreline!



## 222 Creek Crossing Ln, Rideau Lakes, ON

**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 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.

# X12006978

\$ \$864,900

4 Bedrooms

2 Bathrooms

Loon Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

(613) 273-9595



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Rideau Lakes, ON**

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## Description:

***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 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 feature 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 (Nation's capital): 90 minutes; and the border crossing with U.S.: 60 minutes away.

## Directions

- Perth Road & Creek Crossing Lane



# MORE INFORMATION

## Property Overview:

- Expanded in 1991 with a 38' x 30' addition to the original 24' x 34' cottage.
- Double-width lot (Parts 3 & 4 of 1964 certified lot plan, taxed separately).

## Recent Upgrades & Features:

- Roof (2007): Ideal Heritage Panel metal roof with hidden fasteners (\$24,204)
- Bathroom (2010): Full renovation with new bath, shower, vanity, fan, and insulation
- Kitchen (2011): New double oven and fridge-freezer (included AS-IS)
- Windows & Doors (2017): Large windows & patio doors installed (\$7,735)
- Deck (2020-2023): Fully treated deck joists replaced on North & East sides
- Gutters & Ice Guards (2023): New 5" aluminum gutters, downpipe, and roof ice guards

## Utilities & Costs:

- Property Taxes (2024): \$4,684.42 total
- Part 3 (w/ building): \$3,671.88
- Part 4 (land only): \$1,012.54
- Electricity (HydroOne):
  - 2024: \$1,319.70 | 2023: \$1,311.60 (billed quarterly, maintains year-round heating)
- 200A breaker panel installed in 1990

## Heating:

- Wood Stove (2014): Pacific Energy Super 27 (WETT certified, heats entire home)
- Electric Forced Air System (1990): Installed but rarely used.

## Water System:

- Lake-fed system with a heater to prevent freezing
- New pump installed in 2001, operating at 30–50 psi

## Drinking Water:

- Brought in; previous owners used filtration

## Hot Water:

- Dual immersion electric heater (Giant, 1990)

## Septic System:

- 600-gallon concrete tank inspected in Nov. 2024—rated excellent condition (Bryan's Septic Service)

## Road Access & Fees:

- Year-round access, maintained by community
- 2024 fees: \$500 (includes snow plowing & maintenance)

## Additional Features:

- Boathouse: Two 55W underwater pumps prevent freezing (Dec–March)



# INCLUSIONS

## Furniture & Bedding:

- **Master Bedroom:** Bed & mattress (opposite entrance)
- **South End Bedroom:** 2 twin beds
- 1 futon
- Sofa & armchair (living room)
- Green sideboard (living room)
- Green chest of drawers (living room, by fireplace)
- Green wood box (living room)
- Corner wall cupboards (dining area)
- Shelving (second living area & twin-bedded room)

## Kitchen & Appliances:

- Stove
- Fridge-freezer (as-is)
- Garbage compressor
- Dishwasher
- Washer & Dryer (bathroom)

## Outdoor & Recreational Items:

- Glass patio table (deck)
- Wooden picnic table
- All outside furniture (except folding red chairs & green patio umbrella)
- Paddle boat
- External wood boxes & all firewood
- Barge/swimming platform with outboard

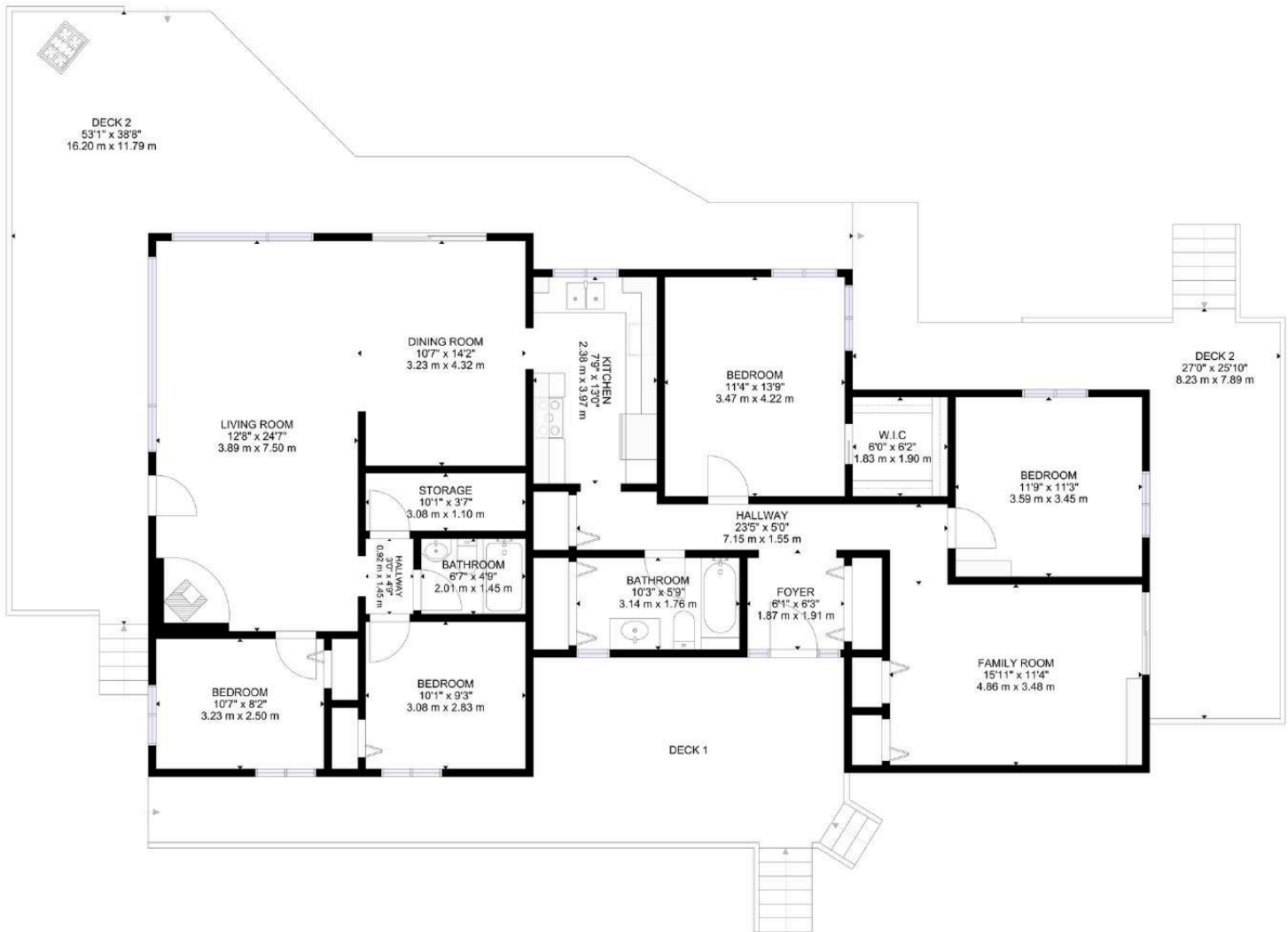
## Additional Items:

- Architectural scale plans (1991 extension & remodelling)





# FLOORPLAN



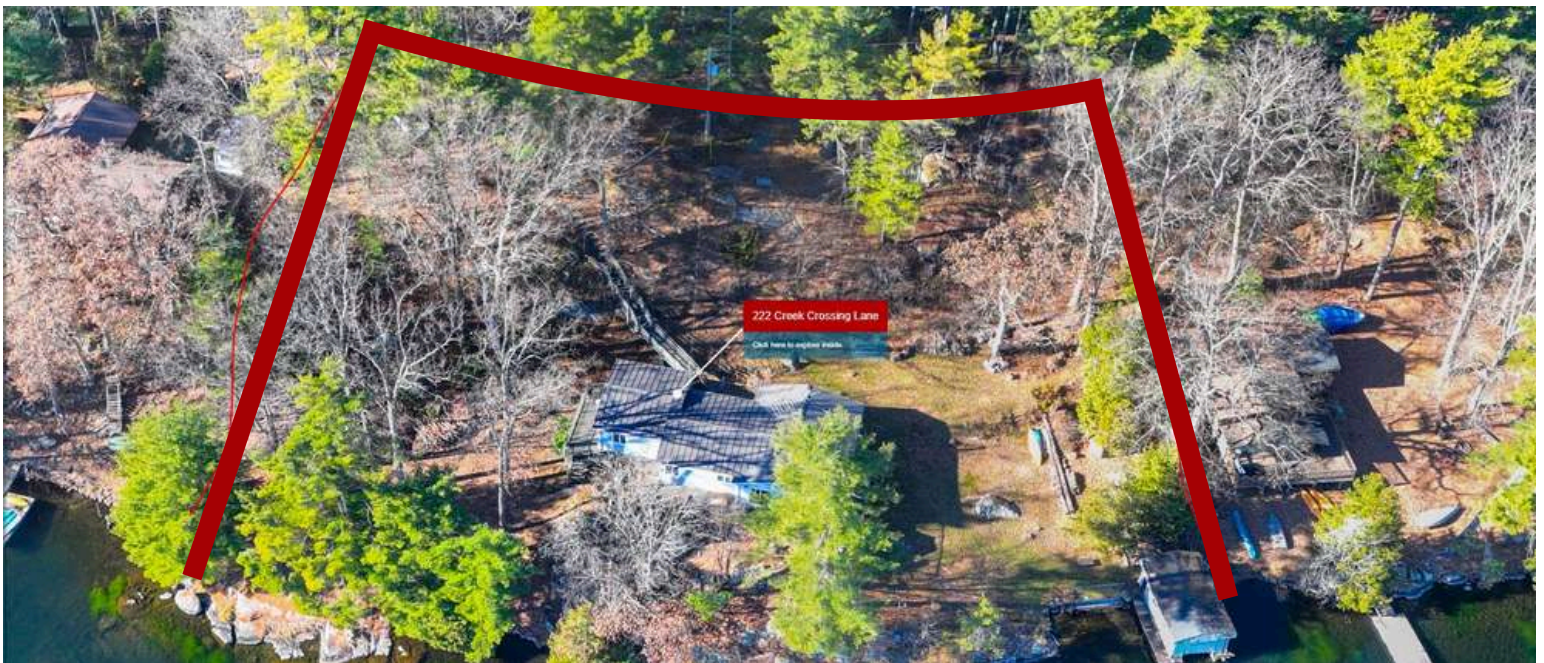
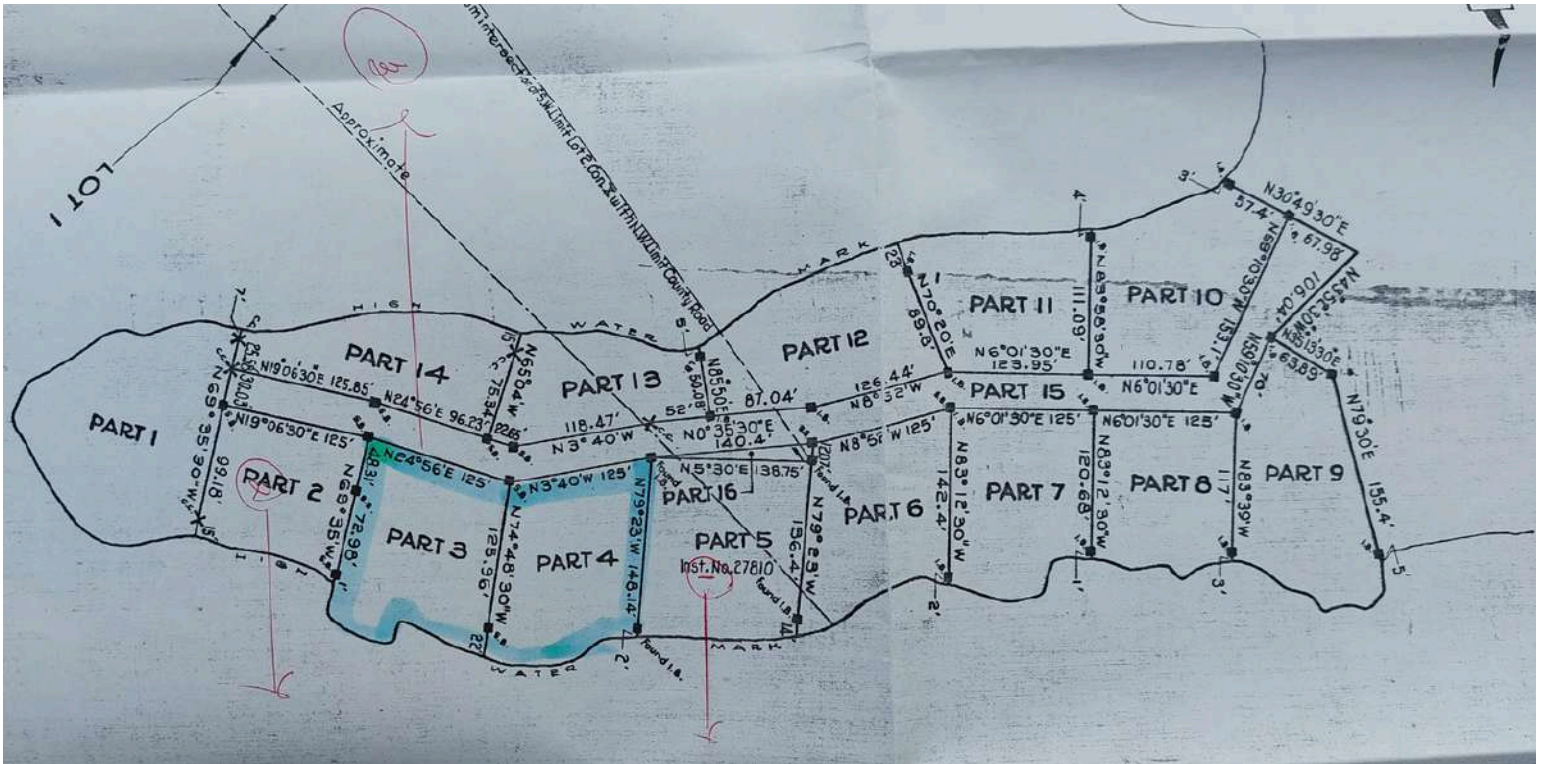
## GROSS INTERNAL AREA

TOTAL: 1684 sq.ft, 157 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# LOT PLAN & AERIAL IMAGES





# SURVEY

**PLAN AND FIELD NOTES OF SURVEY OF LOCATION CL 1213 BEING**  
**PART OF LOT 1**  
**CONCESSION IX**  
**TOWNSHIP OF NORTH CROSBY**  
**COUNTY OF LEEDS**

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER PART II OF THE REGISTRY ACT.  
DATED JULY 22, 1971  
*R.F. Muckleston*  
ROBERT F. MUCKLESTONE, SURVEYOR GENERAL  
DEPARTMENT OF LANDS AND FORESTS  
RECEIVED AND DEPOSITED AS  
**PLAN 28R 200**  
DATED AUG. 6, 1971  
*S.H. Kinnear*  
REGISTRAR FOR THE REGISTRY DIVISION  
OF LEEDS.

**DETAIL PLAN**  
SCALE: 1 INCH = 200 FEET

**CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 26, 27 OR 28 OF "THE PLANNING ACT"**

**TOWNSHIP OF NORTH CROSBY**  
ROAD ALLOWANCE RE-ESTABLISHED BY R.F. MUCKLESTONE, O.L.S. NOV. 30<sup>TH</sup>, 1966.  
**TOWNSHIP OF SOUTH CROSBY**

AREA: PART 1 - 6.3 ACRES PART 2 - 1.9 ACRES	<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT AND ARE PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY. <i>R.F. Muckleston</i> R.F. MUCKLESTONE ONTARIO LAND SURVEYOR
APPLICANT: DELPHINE LOUISE ARMSTRONG	
BEARINGS ARE ASTRONOMIC, DERIVED FROM POLARIS OBSERVATION AT THE SOUTH WESTERN CORNER OF LOT 27, CONCESSION X IN THE TOWNSHIP OF SOUTH CROSBY, AND REFERRED TO THE MERIDIAN THROUGH THE SOUTH EAST CORNER OF THE TOWNSHIP OF BERRARD.	
THE SURVEY REPRESENTED BY THIS PLAN AND FIELD NOTES WAS COMPLETED ON THE 27 <sup>TH</sup> DAY OF APRIL, 1971.	



27th June 2014

Rideau Valley Hearth and Home Ltd.  
18 Concession St., Box 239  
Westport, Ontario  
K0G 1X0  
(613) 273-4402

To whom it may concern:

Re: Installation [REDACTED]

In May 2014, Rideau Valley Hearth and Home Limited installed a Pacific Energy Super 27 wood stove and an ICC Chimney system with ICC smoke pipe at 222 Creek Crossing Lane, Westport, K0G 1X0 Ontario for the above customer

At the time of installation, it was installed to meet the manufacturer's specifications.

If you have any questions or concerns, please don't hesitate to contact me at the above number.

Sincerely,



Mr. Jim Archambault

W.E.T.T. #3758



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=LZD3NhgUYjp>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/VNPvIRhoMog>

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/ZF7Xbbo1zECiJYQD6>

## Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/222CreekCrossing/>



# MLS LISTING



**222 Creek Crossing Lane** **List: \$864,900 For: Sale**  
**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 **Front On: E** **Rms: 12**  
**Link: N** **Acre: .50-1.99** **Bedrooms: 4**  
 Bungalow **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:** Private Double  
**Drive:** 4 4 None  
**Park Spcs: Tot**  
**Prk Spcs: UFFI:**  
**Pool: 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:** Direct  
**Waterfront:** None  
**Retirement:** None  
**Accessibility**  
**Feat:**

**Under Contract:**

**HST Applicable to:** Not Subject to HST

**Sale Price:**

**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:** Heated Waterline

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.23	x 5.58	Broadloom		
2	Bathroom	Main	12.8	x5.58	Vinyl Floor	4 Pc Bath	Combined W/Laundry
3	Kitchen	Main	12.8	x7.87	Broadloom		
4	Dining	Main	14.44	x 9.84	Broadloom		
5	Living	Main	24.93	x12.8	Broadloom	W/O To Deck	Wood Stove
6	Bathroom	Main	6.56	x4.92	Vinyl Floor	4 Pc Bath	
7	Other	Main	9.84	x 3.61	Broadloom		
8	2nd Br	Main	9.84	x9.19	Broadloom		
9	3rd Br	Main	10.5	x8.2	Broadloom		
10	Prim Bdrm	Main	13.45	x11.15	Broadloom		
11	4th Br	Main	11.81	x11.15	Broadloom		
12	Family	Main	15.75	x11.15	Broadloom	W/O To Deck	

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**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**





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

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(613) 273-9595

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Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*