



*Your World on
Loon Lake!*

222 Creek Crossing Ln, Rideau Lakes, ON

X12900556

\$ \$799,000

4 Bedrooms

2 Bathrooms

0.872 Acres

Loon Lake

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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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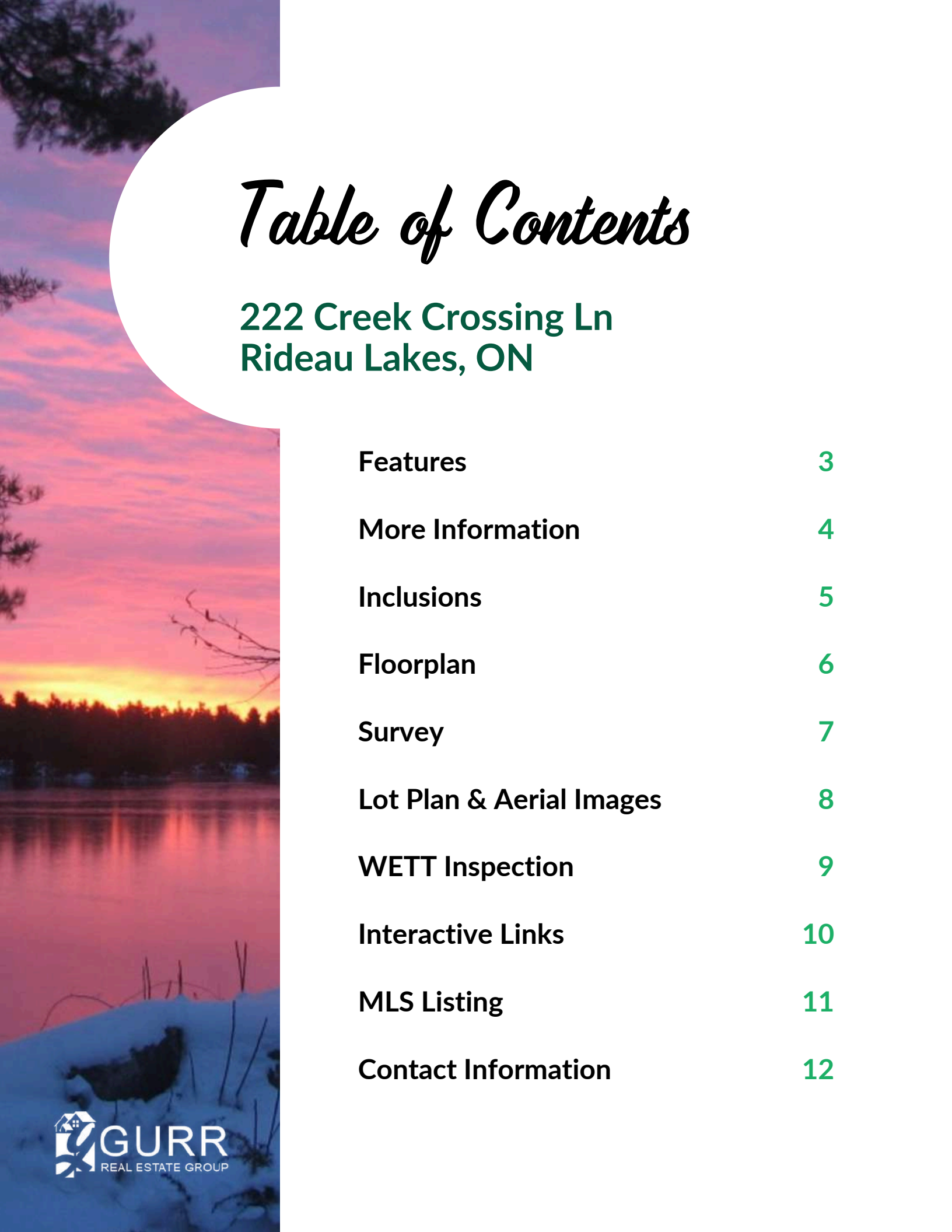


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Rideau Lakes, ON**

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Description:

Waterfront Bungalow on Loon Lake, 300 Feet of Loon Lake Waterfront Near Frontenac Provincial Park

- **A Rare Find on Loon Lake:** Must see this property! The sellers fell in love with this 'world in miniature' over 20 years ago. During their ownership they made some significant improvements, and now the property awaits your own personal touches.
- **The Home:** 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.
- **Waterfront & Grounds:** The property has superb lake views. It stands on 300 feet of waterfront and includes an area of shallow entry, ideal for swimming. (Originally it was a double lot). The grounds feature grassy areas and treed areas.
- **Access & Parking:** The nearest boat launch is only 4 minutes to the south. There is a well-maintained, year-round access road, the property is 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 Lake & Surroundings:** 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 nature lovers and those who enjoy all that the water offers. The property is located just outside the prized and pristine Frontenac Provincial Park.
- **Location:** It is situated in a great location in Eastern Ontario: the resort town of Westport is just 10 minutes away; Gananoque and the world-famous Thousand Islands are 45 minutes away; the picturesque town of Perth is 30 minutes away; the City of Kingston is 45 minutes away; the City of Ottawa (Nation's capital) is 90 minutes away; and the border crossing with the U.S. is 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:

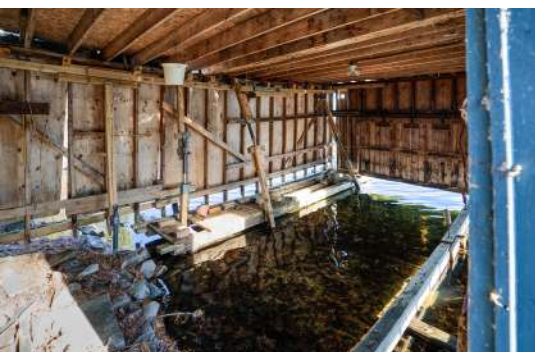
- Stove
- Fridge-freezer (as-is)
- Garbage compressor
- Dishwasher
- Washer & Dryer (bathroom)

Outdoor & Recreational Items:

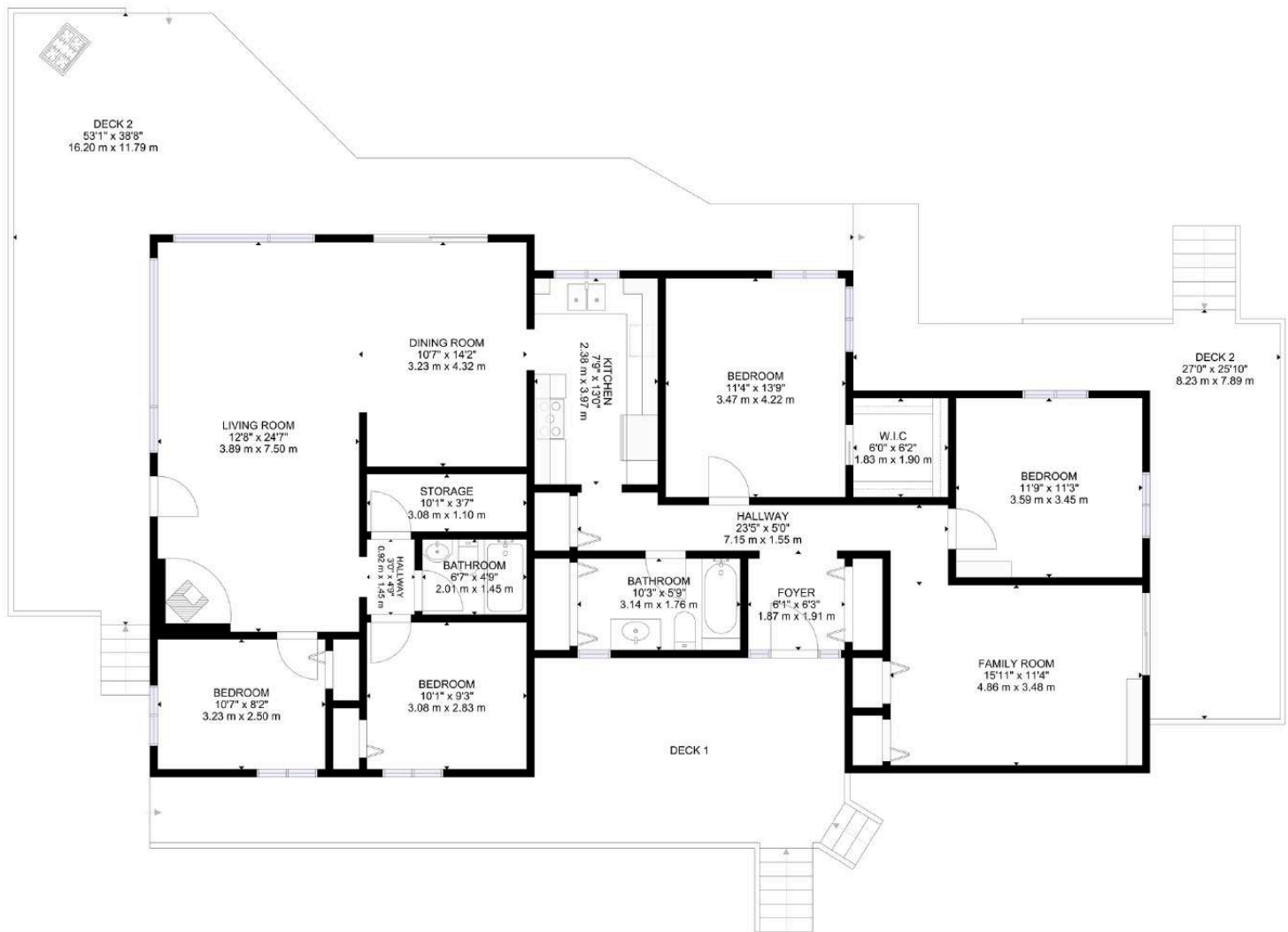
- Glass patio table (deck)
- Wooden picnic table
- All outside furniture (except folding red chairs & green patio umbrella)
- Paddle boat
- External wood boxes & all firewood
- Barge/swimming platform with outboard

Additional Items:

- Architectural scale plans (1991 extension & remodelling)



FLOORPLAN

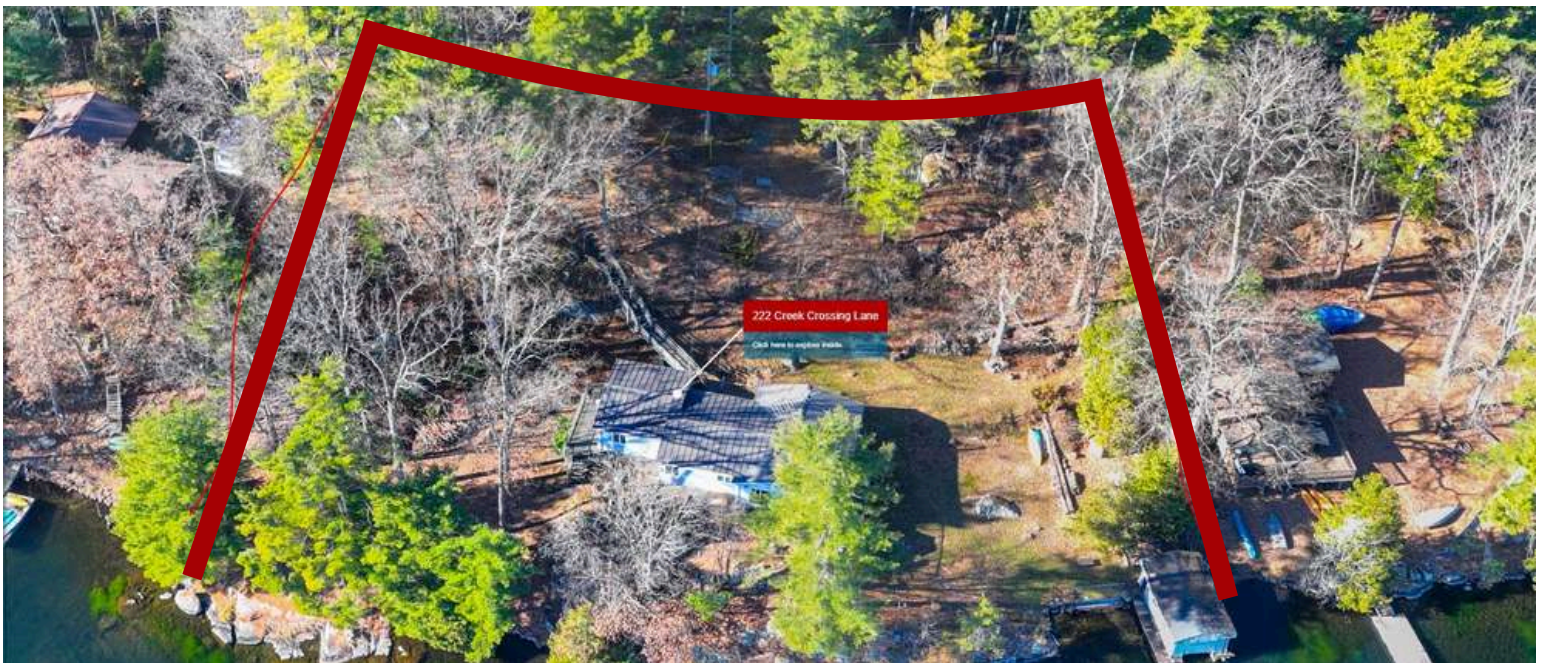
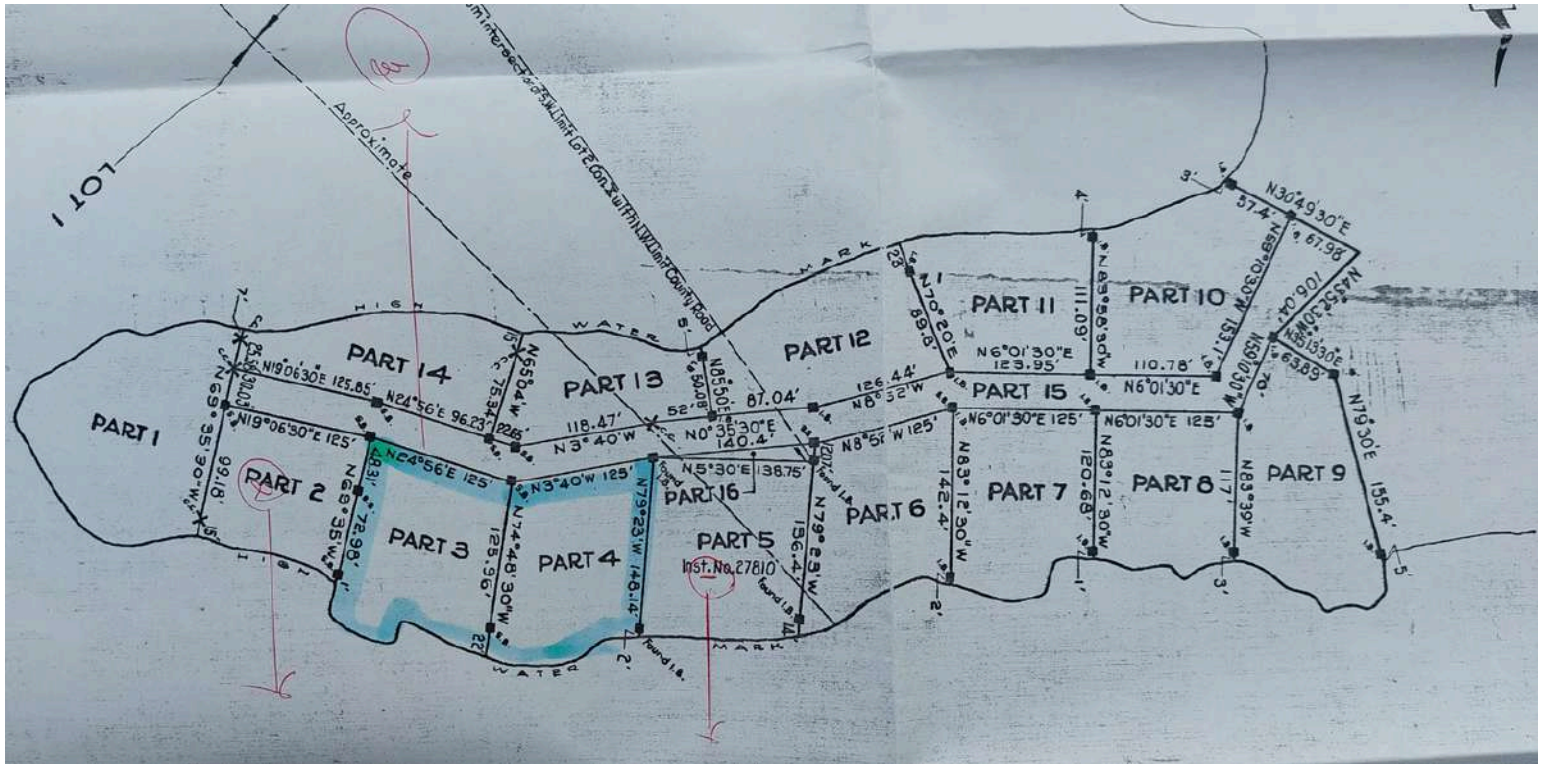


GROSS INTERNAL AREA

TOTAL: 1684 sq.ft, 157 m²

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 27. APRIL 1971
R.F. Muckleston
ROBERT & COE'S SURVEYOR GENERAL
DEPARTMENT OF LANDS AND FORESTS
RECEIVED AND DEPOSITED AS
PLAN 28R 300
DATED AUG. 6. 1971
S. Higgins
REGISTRAR FOR THE REGISTRY DIVISION
OF LEEDS.

DETAIL PLAN
SCALE: 1 INCH = 200 FEET

AREA: PART 1 - 6.3 ACRES
PART 2 - 1.9 ACRES

APPLICANT: DELPHINE LOUISE ARMSTRONG

BEARINGS ARE ASTRONOMIC, DERIVED FROM POLARIS OBSERVATION AT THE SOUTH WESTERN CORNER OF LOT 27, CONCESSION IX IN THE TOWNSHIP OF SOUTH CROSBY, AND REFERRED TO THE MERIDIAN THROUGH THE SOUTH EAST CORNER OF THE TOWNSHIP OF BERGEE

THE SURVEY REPRESENTED BY THIS PLAN AND FIELD NOTES WAS COMPLETED ON THE 27TH DAY OF APRIL, 1971.

SURVEYOR'S CERTIFICATE

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.

R.F. Muckleston
R.F. MUCKLESTONE
ONTARIO LAND SURVEYOR

BROCKVILLE, ONT. 29TH 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: \$799,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$4905.78/2025** **DOM: 0**

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 and Creek Crossing Lane
Directions: Perth Road to Creek Crossing Lane, Follow to #222

MLS#: X12900556 **PIN#:** 441060112

Possession Remarks: TBD

Legal: PT LT 1 CON9 NORTH CROSBY PT 3 AND 4 R76; T/W LR303750 EXCEPT THE EASEMENT THEREIN RE PT 1 R97; RIDEAU LAKES

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: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Clear View, Family Room, Fireplace/Stove, Golf, Lake Access, Lake/Pond, School, Waterfront, Waterfront
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: None
Accessibility: None
Under Contract:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Other
Survey Type: Available

Water Body Name: Loon Lake
Water Body Type: Lake
Water Frontage (M): 91.2
Topography: Hilly, Rocky, Level, Sloping, Terraced, Wooded/Treed
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, Soft Bottom, 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	x5.58	Vinyl Floor	4 Pc Bath	Combined W/Laundry
3	Kitchen	Main	12.8	x7.87	Vinyl Floor		
4	Dining	Main	14.44	x9.84	Broadloom	W/O To Deck	
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	

Client Remks: Must see this property! The sellers fell in love with this 'world in miniature' over 20 years ago. During their ownership they 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 300 feet of 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 is 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 grassy 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 nature lovers and those who enjoy 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 is just 10 minutes away; Gananoque and the world-famous Thousand Islands are 45 minutes away; the picturesque town of Perth is 30 minutes away; the City of Kingston is 45 minutes away; the City of Ottawa (Nation's capital) is 90 minutes away; and the border crossing with the U.S. is 60 minutes away.

Inclusions: Furniture, Stove, Refrigerator and Freezer (as is), Garbage compressor, Dishwasher, Washer, Dryer, Outside Furniture, Paddle Boat. See List Attached.

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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