

PRICE  
REDUCED

300ft of Private  
Shoreline!

## 222 Creek Crossing Ln, Rideau Lakes, ON

**Beautiful waterfront home or cottage on the Rideau System on a private, 300ft lakefront lot!**

This property offers panoramic views over Loon Lake with easterly exposure offering wonderful sunrises over the water. The home features four bedrooms, two full baths, a centrally located kitchen, a large living and dining room area with direct access to a large wrap-around deck, plus a cozy family room with access to the south facing deck. The high-efficiency wood stove in the living room gives plenty of heat but there is also a forced air electric furnace in place. The views over the lake are absolutely stunning and there is easy access down to the waterfront.

# X12006978

\$ \$899,000

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



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



# *Table of Contents*

**222 Creek Crossing Ln  
Rideau Lakes, ON**

<b>Features</b>	<b>3</b>
<b>More Information</b>	<b>4</b>
<b>Inclusions</b>	<b>5</b>
<b>Floorplan</b>	<b>6</b>
<b>Survey</b>	<b>7</b>
<b>Lot Plan &amp; Aerial Images</b>	<b>8</b>
<b>WETT Inspection</b>	<b>9</b>
<b>Interactive Links</b>	<b>10</b>
<b>MLS Listing</b>	<b>11</b>
<b>Contact Information</b>	<b>12</b>



## Description:

### ***Beautiful waterfront home or cottage on the Rideau System on a private, 300ft lakefront lot!***

- This property offers panoramic views over Loon Lake with easterly exposure offering wonderful sunrises over the water.
- The home features four bedrooms, two full baths, a centrally located kitchen, a large living and dining room area with direct access to a large wrap-around deck, plus a cozy family room with access to the south facing deck. The high-efficiency wood stove in the living room gives plenty of heat but there is also a forced air electric furnace in place.
- The views over the lake are absolutely stunning and there is easy access down to the waterfront. The house is serviced by a septic system and a lake water system and it sits on a crawl space that offers great storage space.
- There are a few stairs down from the parking area to the house but once there, it is not far to the water. The 300 foot waterfront has some sandy and shallow areas as well as deep, rocky areas. There is also a wet boathouse that is in need of some renovations but is a wonderful addition to the property.
- Loon Lake is a naturalist's paradise with loons, trumpeter swans, osprey, etc. It offers swimming, and also great boating opportunities to explore the entire Rideau System. Located on a year-round access lane just off CR10 only 10 minutes south of Westport and 35 minutes north of Kingston. Watch the full moon rise over the lake in your own peaceful paradise in a true Canadian Shield setting.

## 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

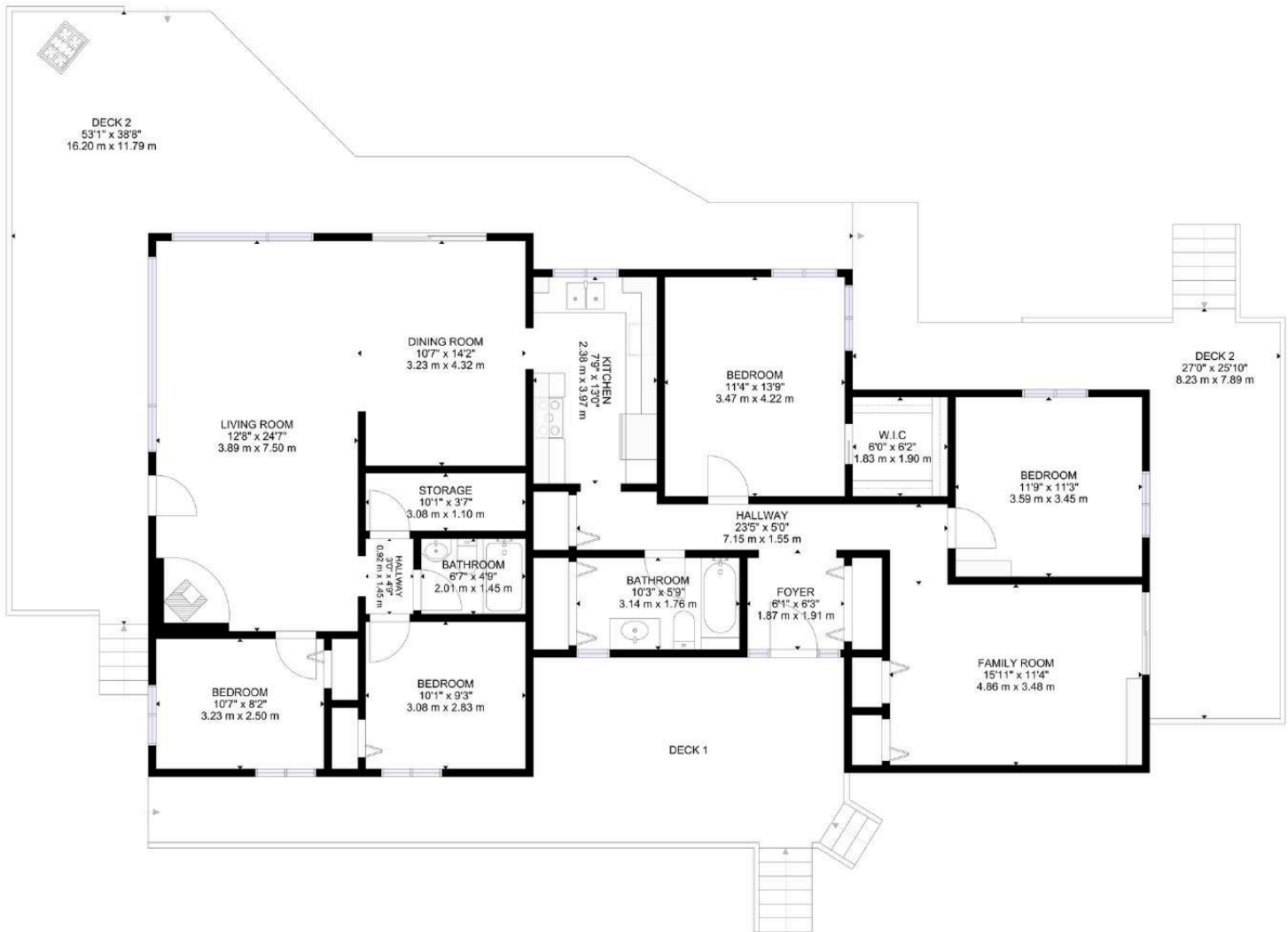
## Additional Items:

- Architectural scale plans (1991 extension & remodelling)





# FLOORPLAN



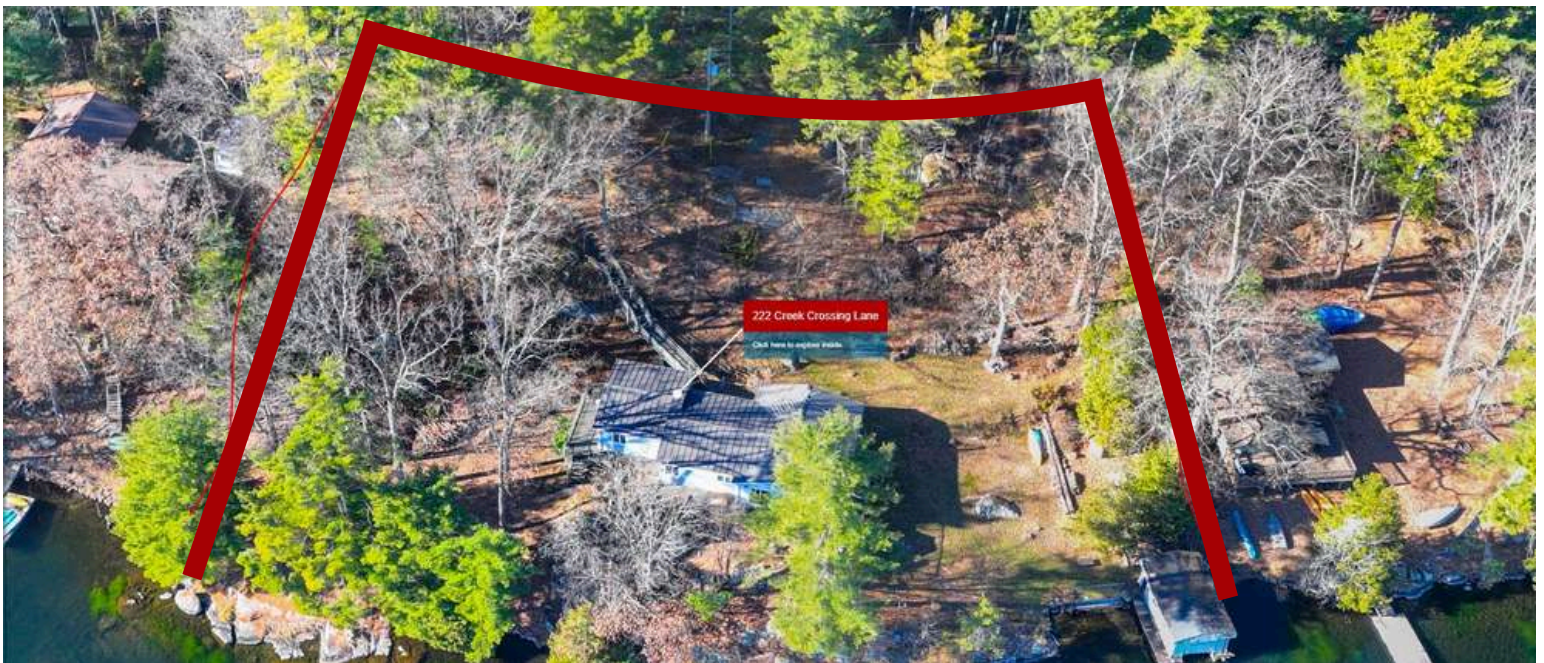
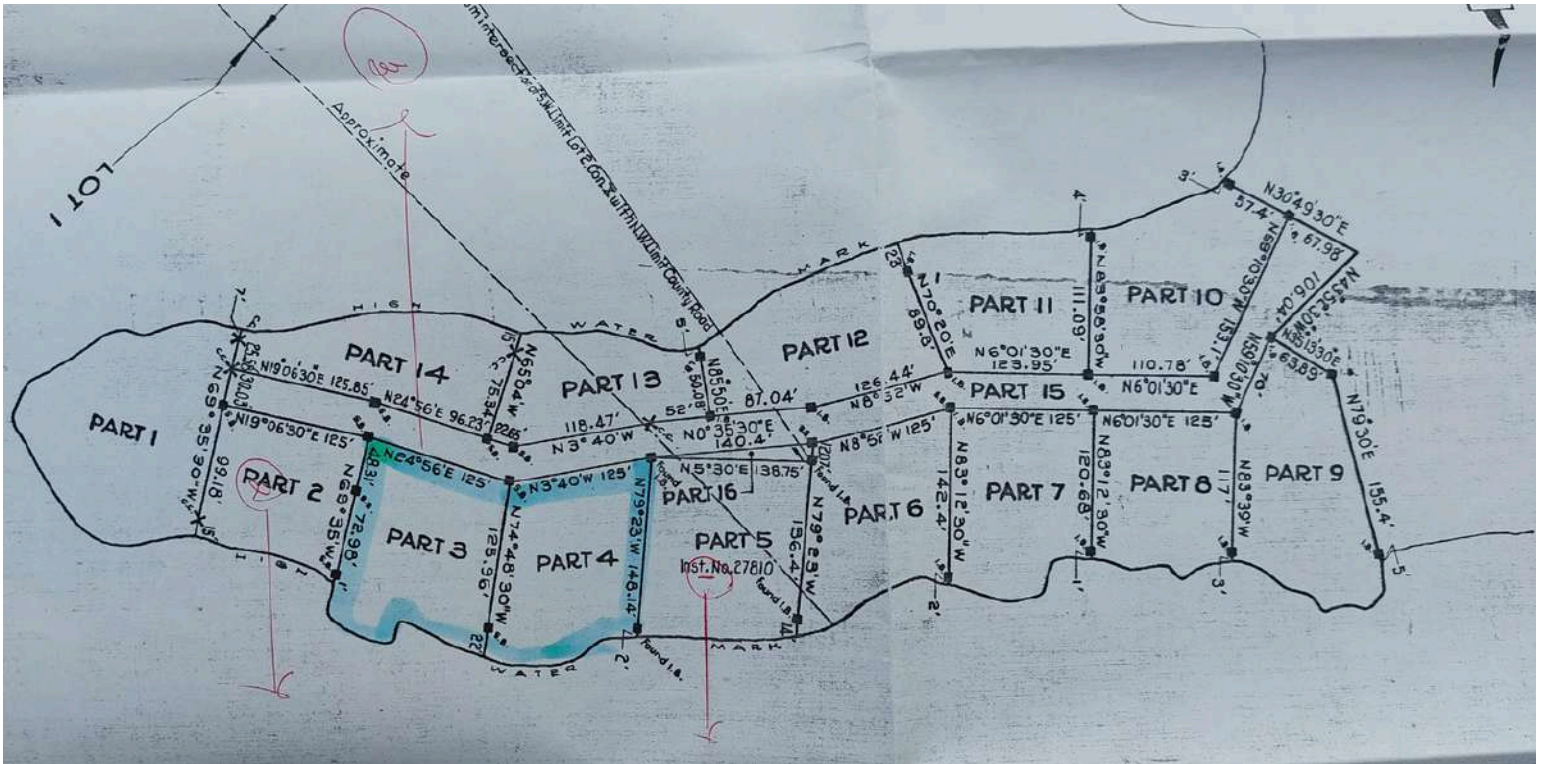
## GROSS INTERNAL AREA

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

*Robert G. Code*  
ROBERT G. CODE, SURVEYOR GENERAL  
DEPARTMENT OF LANDS AND FORESTS

RECEIVED AND DEPOSITED AS  
**PLAN 28R 200**  
DATED AUG. 6, 1971

*E. F. Muckleston*  
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, C.L.S. NOV. 30<sup>TH</sup>, 1966.  
TOWNSHIP OF SOUTH CROSBY

**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 27<sup>TH</sup> 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. 29<sup>TH</sup> 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**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$4,684.42/2024** **DOM: 0**

Detached **Front On: E** **Rms: 12**  
**Link: N** **Acre: .50-1.99** **Bedrooms: 4**  
 Bungalow **Washrooms: 2**  
 2x4xGround

**Lot: 300 x 122 FeetIrreg:**  
**Dir/Cross St: Perth Road & Creek Crossing Lane**

**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  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Main  
**Phys Hdcap-Eqp:**

**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

**Exterior:** Vinyl Siding  
**Drive:** Pvt Double  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 4  
**UFFI:** None  
**Pool:**  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

Family Room, Fireplace/Stove, Golf, Lake  
 Access, Lake/Pond, School, Waterfront,  
 Waterfront, Wooded/Treed

**Zoning:** RW  
**Cable TV:** N  
**Hydro:** Y  
**Gas:** N  
**Phone:** Y  
**Water:** Other  
**Water Supply:** Lake/River  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:** Direct  
**Waterfront:**  
**Retirement:**  
**Oth Struct:**

**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 WaterIne

#	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	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	

**Client Remks:** Beautiful waterfront home or cottage on the Rideau System on a private, 300ft lakefront lot! This property offers panoramic views over Loon Lake with easterly exposure offering wonderful sunrises over the water. The home features four bedrooms, two full baths, a centrally located kitchen, a large living and dining room area with direct access to a large wrap-around deck, plus a cozy family room with access to the south facing deck. The high-efficiency wood stove in the living room gives plenty of heat but there is also a forced air electric furnace in place. The views over the lake are absolutely stunning and there is easy access down to the waterfront. The house is serviced by a septic system and a lake water system and it sits on a crawl space that offers great storage space. There are a few stairs down from the parking area to the house but once there, it is not far to the water. The 300 foot waterfront has some sandy and shallow areas as well as deep, rocky areas. There is also a wet boathouse that is in need of some renovations but is a wonderful addition to the property. Loon Lake is a naturalists paradise with loons, trumpeter swans, osprey, etc. It offers swimming, and also great boating opportunities to explore the entire Rideau System. Located on a year-round access lane just off CR10 only 10 minutes south of Westport and 35 minutes north of Kingston. Watch the full moon rise over the lake in your own peaceful paradise in a true Canadian Shield setting.

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





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*