



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: \$3,845.38/2025** **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 Lae
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	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: N
Basement: Crawl Space / Unfinished	Park/Drive:	Hydro: Y
Fireplace/Stv: Y	Drive: Private Double	Gas: N
Heat: Forced Air / Electric	Drive Park Spcs: 4	Phone: Y
A/C: Central Air	Tot Prk Spcs: 4	Water: Other
Central Vac: N	UFFI:	Water Supply Type: Lake/River
Apx Age: 31-50	Pool: None	Sewer: Septic
Apx Sqft: 1500-2000	Energy Cert:	Spec Desig: Unknown
Lot Shape: Irregular	Cert Level:	Farm/Agr:
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: Direct
Roof: Metal	Prop Feat: Clear View, Family Room, Fireplace/Stove, Golf, Lake Access, Lake/Pond, School, Waterfront, Waterfront	Retirement:
Foundation: Concrete Block, Piers, Poured Concrete	Exterior Feat: Deck, Fishing, Privacy, Recreational Area, Year Round Living	Accessibility: None
Assessment:	Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	Feat:
POTL:	Security Feat: Smoke Detector	Under Contract: None
POTL Mo Fee:		HST Applicable to Sale Price: Not Subject to HST
Elevator/Lift:		Oth Struct: Other
Laundry Lev: Main		Survey Type: Available
Phys Hdcap-Eqp:		

Water Body Name: Loon Lake **Shoreline:** Deep, Soft Bottom, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 91.2 **Shoreline Exp:** E
Topography: Hilly, Rocky, Level, Sloping, Terraced, **Alternative Power:** None
 Wooded/Treed **Easements/Restrict:** Unknown
Water Features: Boathouse, Dock, Waterfront-Deeded Access, **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available
 Winterized **Waterfront Accessory Bldgs:** Boat House
Access to Property: Private Docking, Private Road, Year Round **Water Delivery Features:** Heatd Waterline
 Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

#	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	W/O To Deck	
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' 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