



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
List: \$975,000 For: Sale

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

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 Apex Age: 31-50 Apex Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 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	Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: Y Water: Other Water Supply: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct:
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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: 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.

Extras:

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