

*Your Turnkey Lake Escape
Awaits on Pristine Crosby Lake*

PRICE
REDUCED

372 Murphy Road #100, Rideau Lakes, ON

X12366467

\$ \$679,000

5 Bedrooms

1 Bathroom

1.7 Acres

Crosby Lake

Beautiful 'turnkey' cottage that has been well maintained and is now ready for a new family to enjoy.

The setting is private and peaceful and there are just a few easy steps down to deep, clean waterfrontage on Crosby Lake. Down at the water is a large dock and a dry boathouse - a great place to store all your water toys and equipment. The cottage has 5 bedrooms, a full bathroom, a large living room with a wood stove and a nice sunroom where you can relax and enjoy watching nature and views over the lake. The property is serviced by a full septic system, a lake water system, and the cottage sits on a concrete block and wood frame foundation. The area under the cottage is a perfect place to store things for the winter. The property also has a garden shed, a woodshed and a steel, 1.5 car detached garage or workshop. Crosby Lake is a medium size lake with no public access keeping it in pristine condition for the owners. There is good fishing for bass and pike and the scenic surroundings are perfect for outdoor recreation.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Rideau Lakes, ON**

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Listing Description

Beautiful 'turnkey' cottage that has been well maintained and is now ready for a new family to enjoy.

- The setting is private and peaceful and there are just a few easy steps down to deep, clean waterfrontage on Crosby Lake.
- Down at the water is a large dock and a dry boathouse - a great place to store all your water toys and equipment.
- The cottage has 5 bedrooms, a full bathroom, a large living room with a wood stove and a nice sunroom where you can relax and enjoy watching nature and views over the lake.
- The property is serviced by a full septic system, a lake water system, and the cottage sits on a concrete block and wood frame foundation. The area under the cottage is a perfect place to store things for the winter.
- The property also has a garden shed, a woodshed and a steel, 1.5 car detached garage or workshop.
- Crosby Lake is a medium size lake with no public access keeping it in pristine condition for the owners. There is good fishing for bass and pike and the scenic surroundings are perfect for outdoor recreation. What a wonderful for a family to come together, relax and just have fun at the lake!
- Location is ideal - just north of Westport for access to all amenities, shopping, dining, entertainment, etc.

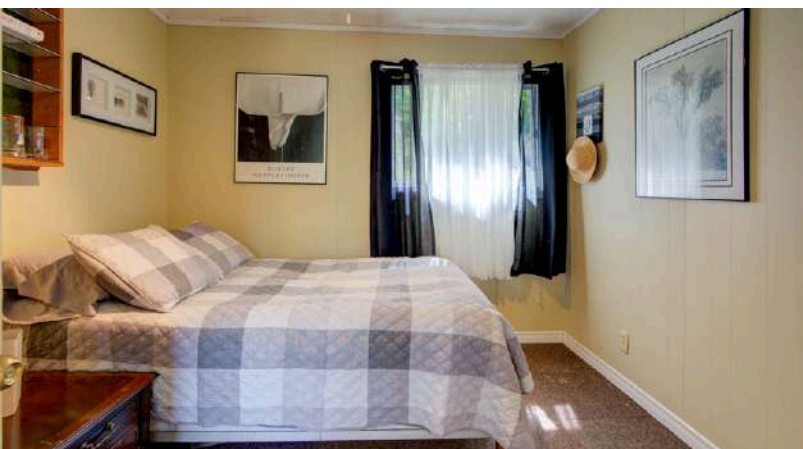
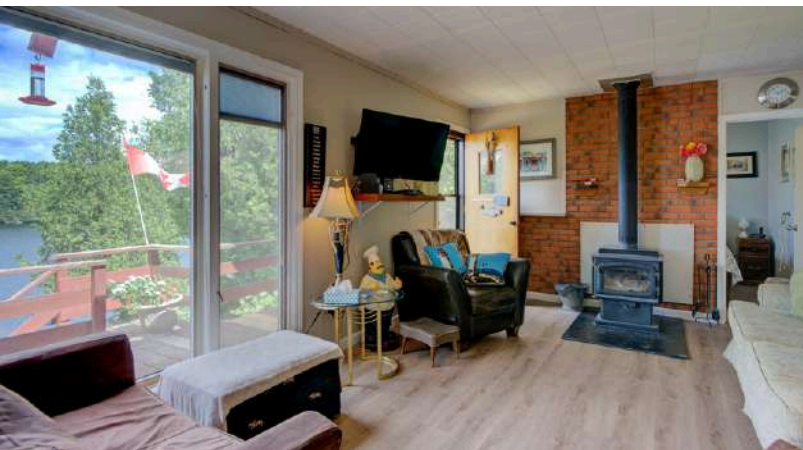
Directions

Little Crosby Lake Road to Murphy Road, follow to 572 Murphy Road, follow to #100

MORE INFORMATION

Recent Upgrades & Information

- New concrete footings installed (July 2025)
- New water pump installed
- Drainage improved under cottage
- Septic tank pumped (June 4/25)
- All windows replaced
- Two new back doors installed
- Room addition overlooking the lake (2015)
- New back deck built
- All new stairs to the dock
- Gardens newly planted



GALLERY



FLOOR PLAN



GROSS INTERNAL AREA

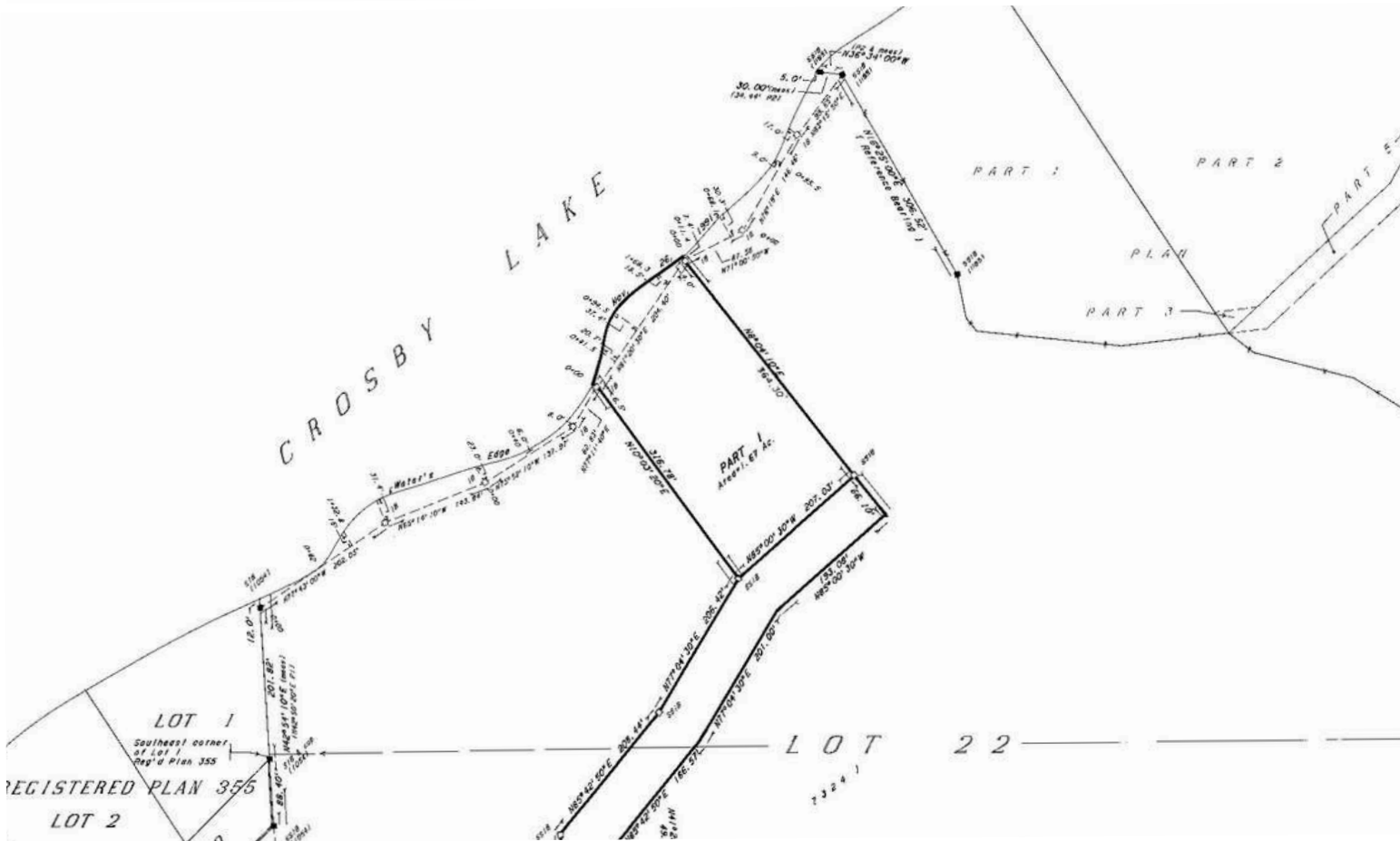
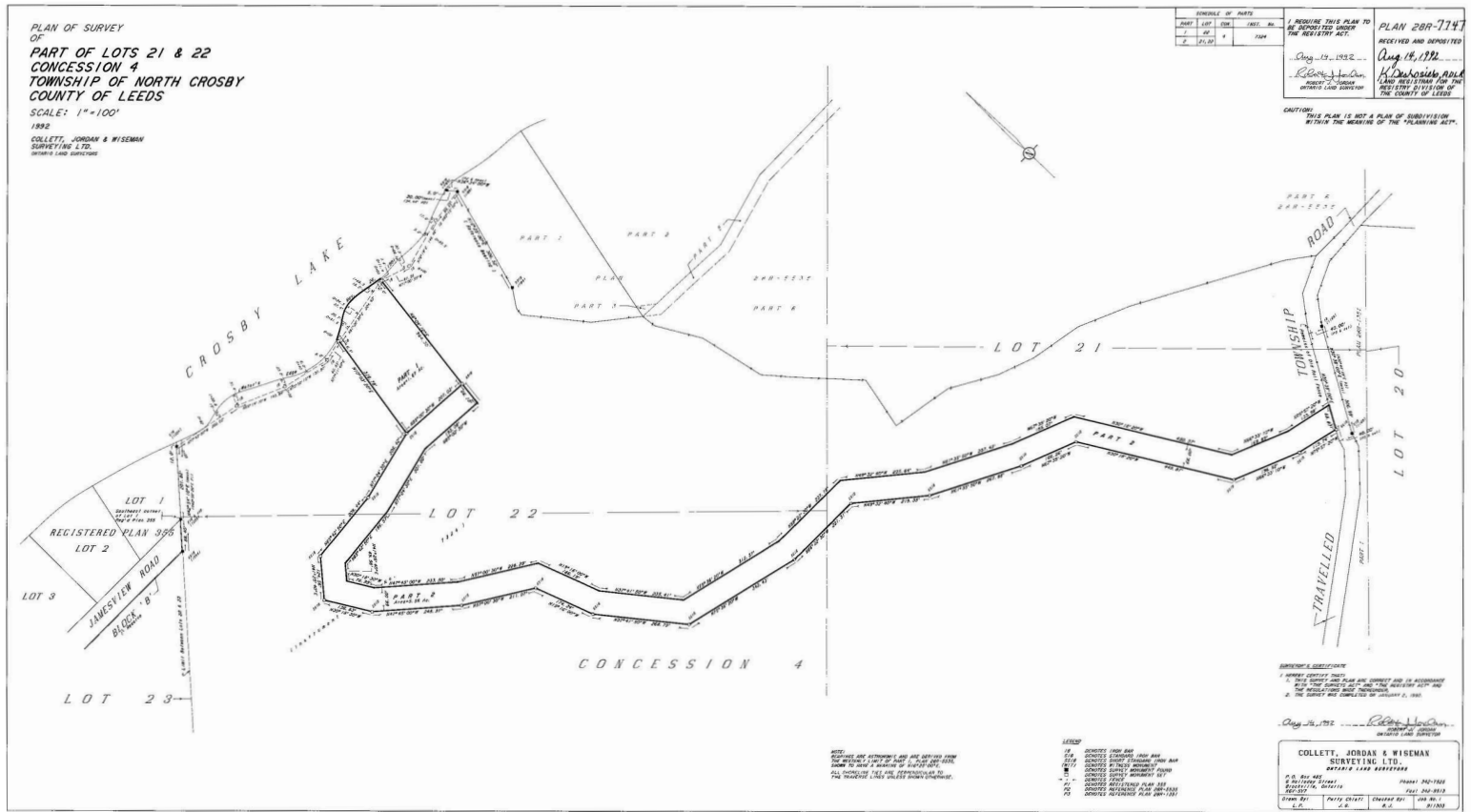
EXCLUDED AREA: DECK 1: 349 sq.ft, 32 m², DECK 2: 257 sq.ft, 24 m²

GARAGE 1: 567 sq.ft, 52 m², GARAGE 2: 219 sq.ft, 20 m²

TOTAL: 1261 sq.ft, 117 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL IMAGES



SEPTIC PUMPING RECEIPT

2730258 ONTARIO LTD. Operating As BRYAN'S SEPTIC SERVICE

HST #75775070

Bryan Colford

Septic Tank Pumping & Liquid Waste Disposal

P.O. Box 37, Westport, Ontario K0G 1X0

(613) 273-3078 Mobile (613) 264-3356

e-Transfer payment with invoice # to:

btcolford@hotmail.com

CUSTOMER ORDER NO.		TELEPHONE		DATE June 4/25			
NAME Peter McGuire							
ADDRESS 372 - #100 Murphy rd.							
CASH ✓	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MDSE. RET'D FI	PAID OUT
Pumped 700 gallon septic tank						300.00	
Paid Brooke.							
SPECIAL INSTRUCTIONS						SUBTOTAL	
						HST / GST	39.00
						PST	
						TOTAL	339.00

☐ e-Transfer

Net 30 days. 2% per month on overdue accounts.

All claims and returned goods MUST be accompanied by this bill.

SOLD BY

RECEIVED BY

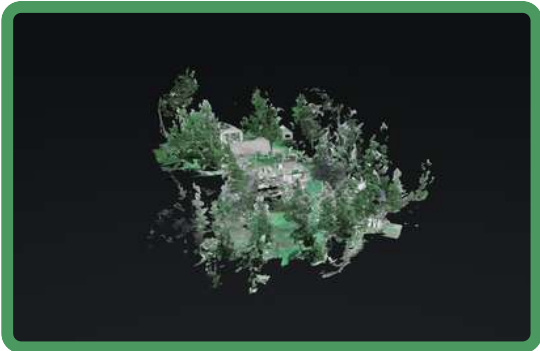
44154

Product 609

THANK YOU

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/S2Un3dPaLBJ1YKYs8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/372MurphyRoad/>

MLS LISTING



372 Murphy Road #100 **List: \$679,000 For: Sale**

Rideau Lakes Ontario K0G 1X0

Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville

SPIS: N

Taxes: \$3,472.50/2025

DOM: 0

Other

Link:

Bungalow

Front On: N

Acre: .50-1.99

Rms: 10

Bedrooms: 5

Washrooms: 1

1x4xMain

Lot: 205 x 368 Feet Irreg:

Dir/Cross St: Murphy Road / Little Crosby Lake Road

Directions:

Little Crosby Lake Road to Murphy Road, follow to 572 Murphy Road, follow to #100

MLS#: X12366467

PIN#: 441010188

Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: Crawl Space / Unfinished
Fireplace/Stv: Y
Heat: Other / Wood
A/C: None
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1100-1500
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block, Wood Frame
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Alum Siding
Gar/Gar Spcs: Detached / 1.5
Park/Drive: Private Double
Drive: 4
Drive Park Spcs: 5.5
Tot Prk Spcs:
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Seasonal Living
Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Other
Water Supply Type: Lake/River
Sewer: Septic
Spec Desig: Unknown
Farm/Agri:
Waterfront: Direct
Retirement:
HST Applicable to: Included In
Sale Price:
Oth Struct: Shed, Garden Shed
Survey Type: None

Water Body Name: Crosby Lake

Water Body Type: Lake

Water Frontage (M): 62.4

Topography: Hilly, Wooded/Treed

Water Features:

Boathouse, Dock, Stairs to Waterfront, Waterfront-Deeded

Access to Property: Seasonal Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Clean, Deep, Rocky

Shoreline Allowance: None

Shoreline Exp: Ne

Alternative Power: None

Easements/Restrict: Unknown

Rural Services:

Cell Services, Electricity Connected, Internet Other, Telephone Available

Waterfront Accessory Bldgs: Dry Boathouse-Single

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.48	x7.87	Laminate	W/O To Deck	
2	Prim Bdrm	Main	13.12	x9.51	Broadloom		
3	2nd Br	Main	9.51	x9.51	Broadloom		
4	3rd Br	Main	11.48	x8.86	Broadloom		
5	4th Br	Main	11.48	x8.86	Broadloom		
6	5th Br	Main	11.48	x8.86	Broadloom		
7	Sunroom	Main	13.12	x 5.25	Laminate		
8	Foyer	Main	5.91	x5.25	Laminate	W/O To Deck	
9	Living	Main	21.98	x11.15	Laminate	W/O To Deck	Wood Stove
10	Bathroom	Main	15.09	x9.51	4 Pc Bath	Vinyl Floor	Combined W/Laundry

Client Remks: Beautiful turnkey cottage that has been well maintained and is now ready for a new family to enjoy. The setting is private and peaceful and there are just a few easy steps down to deep, clean water frontage on Crosby Lake. Down at the water is a large dock and a dry boathouse - a great place to store all your water toys and equipment. The cottage has 5 bedrooms, a full bathroom, a large living room with a wood stove and a nice sun-room where you can relax and enjoy watching nature and views over the lake. The property is serviced by a full septic system, a lake water system, and the cottage sits on a concrete block and wood frame foundation. The area under the cottage is a perfect place to store things for the winter. The property also has a garden shed, a woodshed and a steel, 1.5 car detached garage or workshop. Crosby Lake is a medium size lake with no public access keeping it in pristine condition for the owners. There is good fishing for bass and pike and the scenic surroundings are perfect for outdoor recreation. What a wonderful for a family to come together, relax and just have fun at the lake! Located is ideal - just north of Westport for access to all amenities, shopping, dining, entertainment, etc.

Inclusions: Most Furnishings and Contents

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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Kingston, ON K7P 2Y5

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