

	372 Murphy Road #100 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			List: \$689,000 For: Sale		
	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: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5.5 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 Lake/River Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: 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	x 7.87	Laminate	W/O To Deck
2	Prim Bdrm	Main	13.12	x 9.51	Broadloom	
3	2nd Br	Main	9.51	x 9.51	Broadloom	
4	3rd Br	Main	11.48	x 8.86	Broadloom	
5	4th Br	Main	11.48	x 8.86	Broadloom	
6	5th Br	Main	11.48	x 8.86	Broadloom	
7	Sunroom	Main	13.12	x 5.25	Laminate	
8	Foyer	Main	5.91	x 5.25	Laminate	W/O To Deck
9	Living	Main	21.98	x 11.15	Laminate	W/O To Deck
10	Bathroom	Main	15.09	x 9.51	4 Pc Bath	Vinyl Floor
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