



<b>372 Murphy Road #100</b> <b>Rideau Lakes Ontario K0G 1X0</b> Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville <b>SPIS: N</b> <b>Taxes: \$3,472.50/2025</b> <b>DOM: 124</b>		
Other	<b>Front On:</b> N	<b>Rms:</b> 10
<b>Link:</b> Bungalow	<b>Acre:</b> .50-1.99	<b>Bedrooms:</b> 5
		<b>Washrooms:</b> 1
		1x4xMain
<b>Lot:</b> 205 x 368 Feet <b>Irreg:</b>		
<b>Dir/Cross St:</b> Murphy Road / Little Crosby Lake Road		
<b>Directions:</b>		
Little Crosby Lake Road to Murphy Road, follow to 572 Murphy Road, follow to #100		

**MLS#:** X12366467      **PIN#:** 441010188

**Possession Remarks:** TBD

**Legal:** PT LT 22 CON 4 NORTH CROSBY PT 1 28R7747; T/W LR334917; RIDEAU LAKES

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding	<b>Zoning:</b> RW
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1.5	<b>Cable TV:</b> N
<b>Basement:</b> Crawl Space / Unfinished	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b> N
<b>Heat:</b> Other / Wood	<b>Drive Park Spcs:</b> 4	<b>Phone:</b> A
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 5.5	<b>Water:</b> Other
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b> Lake/River
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1100-1500	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Lot Shape:</b> Irregular	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>GreenPIS:</b>	<b>Waterfront:</b> Direct
<b>Roof:</b> Asphalt Shingle	<b>Prop Feat:</b> Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	<b>Retirement:</b>
<b>Foundation:</b> Concrete Block, Wood Frame	<b>Exterior Feat:</b> Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Seasonal Living	<b>HST Applicable to</b> Included In
<b>Assessment:</b>	<b>Interior Feat:</b> Primary Bedroom - Main Floor, Water Heater Owned	<b>Sale Price:</b>
<b>POTL:</b>	<b>Security Feat:</b> Smoke Detector	<b>Oth Struct:</b> Shed, Garden Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

**Water Body Name:** Crosby Lake

**Shoreline:** Clean, Deep, Rocky

**Water Body Type:** Lake

**Shoreline Allowance:** None

**Water Frontage (M):** 62.4

**Shoreline Exp:** NE

**Topography:** Hilly, Wooded/Treed

**Alternative Power:** None

**Water Features:** Boathouse, Dock, Stairs to Waterfront, Waterfront-Deeded

**Easements/Restrict:** Unknown

**Access to Property:** Seasonal Private Road

**Rural Services:** Cell Services, Electricity Connected, Internet

**Docking Type:** Private

Other, Telephone Available

**Water View:** Direct

**Waterfront Accessory Bldgs:** Dry Boathouse-Single

**WaterfrontYN:** Y

**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	
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
						Wood Stove
						Combined W/Laundry

**Client Remarks:** 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