



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:** 124

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

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 Type: Lake/River
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	Wood Stove
10	Bathroom	Main	15.09	x 9.51	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