

*Cozy Cottage on
Level Lot*



37 Lilly Lane, Upper Rideau Lake, ON

- # X11996313
- \$ \$399,000
- 2 Bedrooms
- 1 Bathroom
- Upper Rideau Lake

Cozy classic cottage sitting on a level access lot with stunning views over Upper Rideau Lake.

Imagine sipping your morning coffee while gazing over the calming waters across to Foley Mountain and the Village of Westport. This cottage sits close to the waters edge, giving access to all the boating on the Heritage Rideau Canal system. The layout is great for relaxing at the lake with a foyer leading to a kitchen, two bedrooms, a 3pc bathroom and a small living room that opens up to a sun-room with a wall of windows facing the lake. The cottage has been well maintained and is serviced by a drilled well, holding tank and has a garden shed and a framework with rollers to launch your small boat.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



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(613) 273-9595



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Upper Rideau Lake, ON

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Description:

- Cozy classic cottage sitting on a level access lot with stunning views over Upper Rideau Lake.
- Imagine sipping your morning coffee while gazing over the calming waters across to Foley Mountain and the Village of Westport.
- This cottage sits close to the waters edge, giving access to all the boating on the Heritage Rideau Canal system.
- The layout is great for relaxing at the lake with a foyer leading to a kitchen, two bedrooms, a 3pc bathroom and a small living room that opens up to a sun-room with a wall of windows facing the lake.
- The cottage has been well maintained and is serviced by a drilled well, holding tank and has a garden shed and a framework with rollers to launch your small boat.
- Access to the cottage is easy with a public boat ramp close by and the village of Westport just 5 minutes away where you can find all the amenities you need.

Features

- Year Built: ~1950
- 2024 Property Taxes: \$2,559.19
- 2023 Hydro Cost: \$919.01
- Road Maintenance Fees: None
- Septic: 2000-gallon holding tank (Last serviced May 16, 2024 – \$320)
- Water Supply: Drilled well (Installed in 1992)

Directions

- Forrester's Landing, Lilly Lane

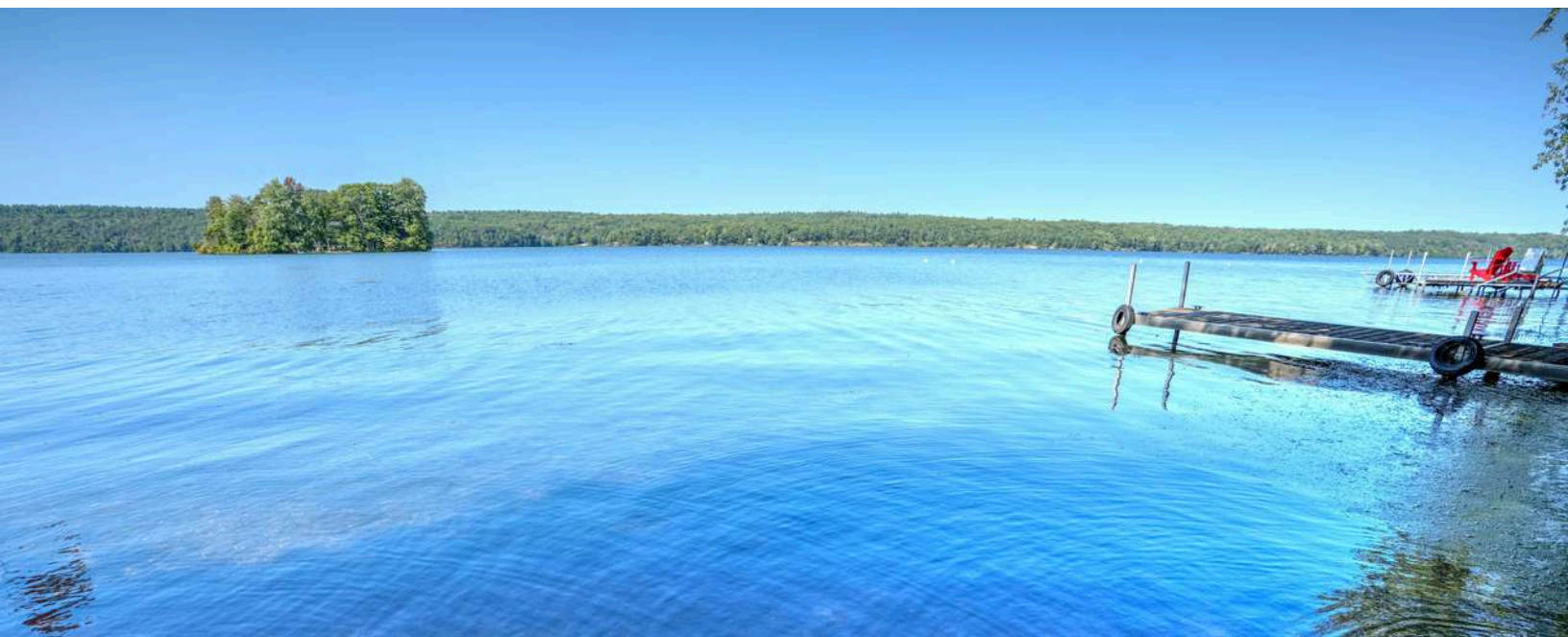
UPDATES & EXCLUSIONS

Upgrades & Improvements

- 2023 – Shed Roof
- 2020 – Water Heater, Refrigerator
- 2019 – New Windows on Porch
- 2018 – Two Full-Size Beds
- 2017 – Cottage Roof
- 2015 – 20HP 4-Stroke Boat Motor
- 2012 – Well Pump
- 2011 – Piers Re-leveled, Added Satellite TV
- 2010 – Dock

Exclusions

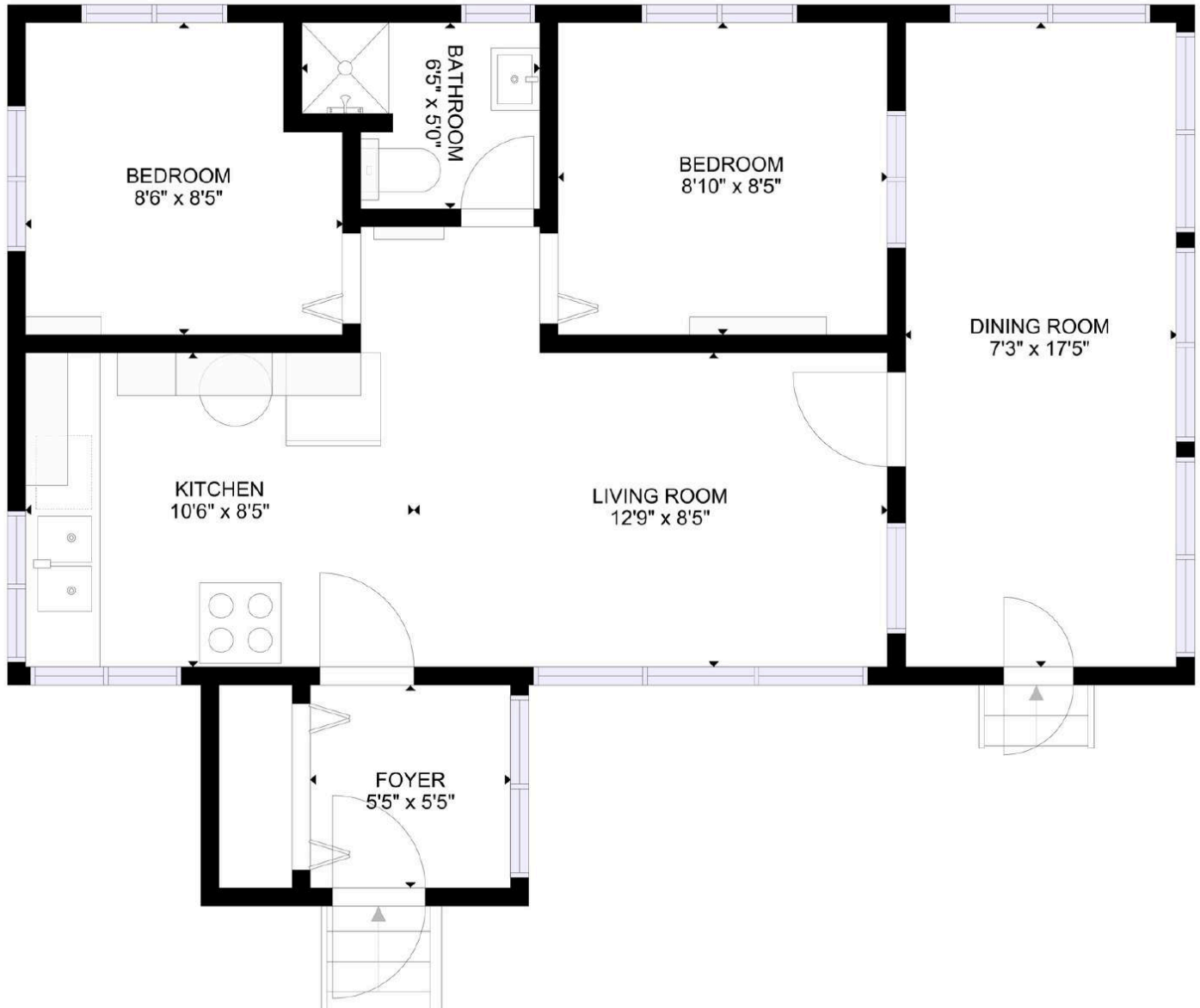
- Portable Air Conditioner
- Fishing Poles & Tackle
- Hand Tools



GALLERY



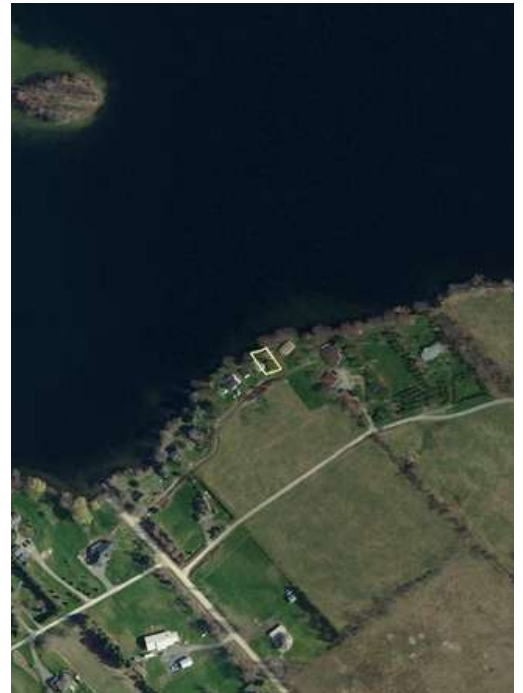
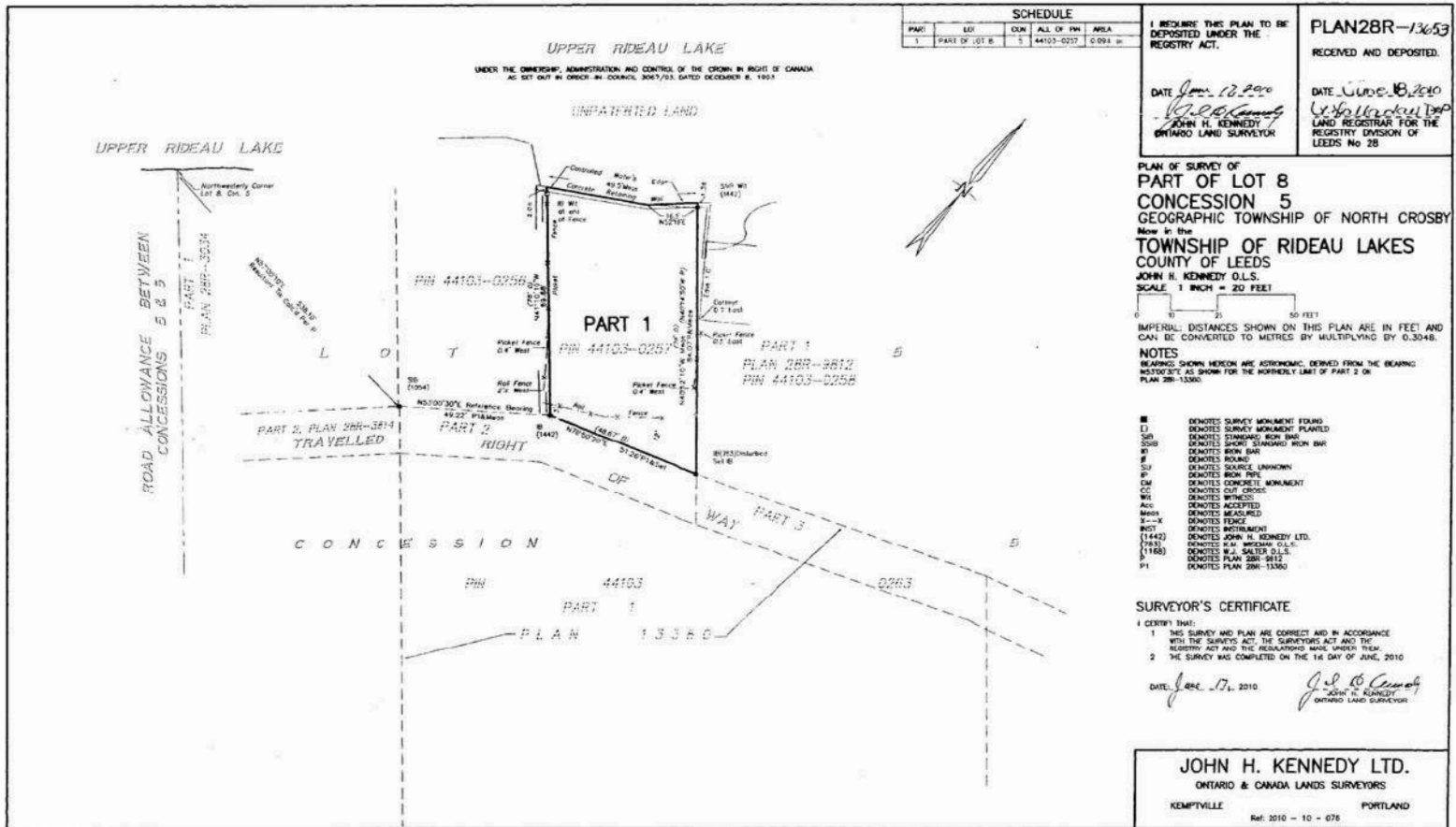
FLOORPLAN



GROSS INTERNAL AREA
TOTAL: 590 sq.ft

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 <i>May 16/24</i>			
NAME							
ADDRESS <i>37 Lilly Ln.</i>							
CASH	CHARGE	CHEQUE ✓	DEBIT CARD	C.O.D.	ON ACCT.	MOSE. RETD. FI	PAID OUT
	<i>Pumped 2000 gallon holding tank</i>					<i>283.19</i>	
					<i>Paid Brooke.</i>		
SPECIAL INSTRUCTIONS					SUBTOTAL		
					HST / GST	<i>36.81</i>	
					PST		
<input type="checkbox"/> e-Transfer Net 30 days. 2% per month on overdue accounts. <small>All claims and returned goods MUST be accompanied by this bill.</small>					TOTAL	<i>320.00</i>	
SOLD BY		RECEIVED BY					

43374

Product 609

THANK YOU

LOCATION



INTERACTIVE LINKS

Virtual Tour



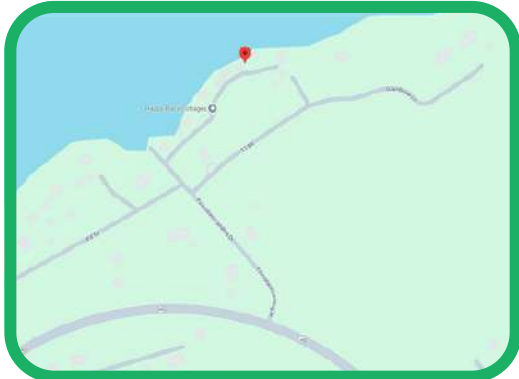
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=hUo4v7gZ9mF>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/Z5VgxAOw1Fo>

Google Maps




Scan the QR Code or Visit:
<https://maps.app.goo.gl/RvWZcQDAr7QvA6NV9>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/37LilyLane/>

MLS LISTING

	37 Lilly Lane		List: \$399,000 For: Sale		
	Rideau Lakes Ontario K0G 1X0				
	Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville				
	SPIS: N	Taxes: \$2,559.19/2024	DOM: 0		
Detached Link: N Bungalow		Front On: N Acre:	Rms: 7 Bedrooms: 2 Washrooms: 1 1x3xGround		
Lot: 48.8 x 78 Feet Irreg: Dir/Cross St: Forresters Landing, Lilly Lane					
MLS#: X11996313 PIN#: 441030355					
Assignment: N Fractional Ownership: N					
Possession Remarks: TBD					
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 51-99 Apx Sqft: < 700 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Y		Exterior: Alum Siding Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Golf, Lake/Pond, Library, School, Waterfront, Waterfront, Wooded/Treed		Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Tank Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Garden Shed	
Water Body Type: Lake Water Frontage (M): 14.8 Topography: Flat,Waterway,Wooded/Treed Water Features: Dock,Waterfront-Deeded Access Access to Property: Private Docking,Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Natural Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Recycling Pickup,Telephone Available Waterfront Accessory Bldgs: Not Applicable			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.25	x 5.25	Broadloom
2	Kitchen	Main	9.19	x 8.53	Vinyl Floor
3	Living	Main	13.45	x 8.2	Broadloom
4	Prim Bdrm	Main	8.2	x 8.2	Broadloom
5	2nd Br	Main	8.2	x 8.2	Broadloom
6	Bathroom	Main	6.23	x 4.92	3 Pc Bath Vinyl Floor
7	Sunroom	Main	17.39	x 7.22	Broadloom
Client Remks: Cozy classic cottage sitting on a level access lot with stunning views over Upper Rideau Lake. Imagine sipping your morning coffee while gazing over the calming waters across to Foley Mountain and the Village of Westport. This cottage sits close to the waters edge, giving access to all the boating on the Heritage Rideau Canal system. The layout is great for relaxing at the lake with a foyer leading to a kitchen, two bedrooms, a 3pc bathroom and a small living room that opens up to a sun-room with a wall of windows facing the lake. The cottage has been well maintained and is serviced by a drilled well, holding tank and has a garden shed and a framework with rollers to launch your small boat. Access to the cottage is easy with a public boat ramp close by and the village of Westport just 5 minutes away where you can find all the amenities you need.					
Extras:					
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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