



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 **Front On: N** **Rms: 7**
Link: N **Acre:** **Bedrooms: 2**
 Bungalow **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	Exterior: Alum Siding	Zoning: RW
Fam Rm: Y	Drive: Private	Cable TV: N
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: N	Drive Park Spcs: 1	Gas: N
Heat: Baseboard / Electric	Tot Prk Spcs: 1	Phone: Y
A/C: None	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 51-99	Energy Cert:	Sewer: Tank
Apx Sqft: < 700	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Family Room, Golf, Lake/Pond, Library, School, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Garden Shed
Laundry Lev:		
Phys Hdcap-Eqp: Y		

Water Body Type: Lake **Shoreline:** Natural
Water Frontage (M): 14.8 **Shoreline Allowance:** None
Topography: Flat, Waterway, Wooded/Treed **Alternative Power:** None
Water Features: Dock, Waterfront-Deeded Access **Easements/Restrict:** Unknown
Access to Property: Private Docking, Private Road **Rural Services:**
Docking Type: Private Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Water View: Direct **Waterfront Accessory Bldgs:** Not Applicable
WaterfrontYN: Y
Waterfront: Direct

#	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