

PRICE
REDUCED

Tranquil Tree-Top Escape: Murphy's Bay Oasis

49 Bay Ridge Lane, Crosby Lake, ON

Classic cottage sitting nestled in the trees on a hill with breathtaking views over Murphy's Bay on Big Crosby Lake.

This 3-bedroom cottage is the perfect place to enjoy time at the lake. The cottage has an open concept floor plan with a kitchen, dining area and living room with direct access out to the large deck where family and friends can gather and enjoy the sounds of nature and to just relax and unwind. The bedrooms are located up a few steps at the rear of the cottage along with a full, 4-pc bathroom. There is a shed/bunkie located just outside, a screened-in sitting area down by the water and a large dock that provides access to the warm, inviting waters of the lake. The cottage is serviced by a full septic system and lake water system and has a large parking area for your guests. Big Crosby Lake is one of the beautiful lakes located in the Rideau Lakes area and is located just north of the Village of Westport. Easy access to all amenities of the village, including shopping, entertainment and dining or just a short drive to Perth or Ottawa for more substantial shopping.

X12158825

\$ \$598,500

3 Bedrooms

1 Bathroom

0.592 Acres

Crosby Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**49 Bay Ridge Lane
Crosby Lake, ON**

Features	3
More Information	4
Floor Plans	7
Survey	8
Aerial Images	9
Interactive Links	10
MLS Listing	11
Contact Information	12



Features

Classic cottage sitting nestled in the trees on a hill with breathtaking views over Murphy's Bay on Big Crosby Lake.

- This 3-bedroom cottage is the perfect place to enjoy time at the lake.
- The cottage has an open concept floor plan with a kitchen, dining area and living room with direct access out to the large deck where family and friends can gather and enjoy the sounds of nature and to just relax and unwind.
- The bedrooms are located up a few steps at the rear of the cottage along with a full, 4-pc bathroom. There is a shed/bunkie located just outside, a screened-in sitting area down by the water and a large dock that provides access to the warm, inviting waters of the lake.
- The cottage is serviced by a full septic system and lake water system and has a large parking area for your guests.
- Big Crosby Lake is one of the beautiful lakes located in the Rideau Lakes area and is located just north of the Village of Westport. Easy access to all amenities of the village, including shopping, entertainment and dining or just a short drive to Perth or Ottawa for more substantial shopping.

Directions

- Bay Ridge Lane & Robert Lane

MORE INFORMATION

Recent Improvements & Upgrades:

- **Newly built driveway** for ample parking
- **Brand-new shed** (potential future bunkie)
- **New stairs to the dock** for easy lake access
- **Enhanced waterfront access** with a cleared pathway to an additional shoreline area
- **Full lot maintenance** – brush and overgrowth cleared for improved usability and views

Inclusions:

- The cottage is sold fully furnished, with the exception of a few excluded items (listed below).

Exclusions:

- Portable fire pit
- Patio furniture
- Large umbrella
- Personal belongings & select decor items
- Dishes & cooking utensils
- Two living room chairs
- Toy shelf in the kids' bedroom



MORE INFORMATION

Water Supply:

- The cottage operates on a lake water system with no filtration.

Utilities:

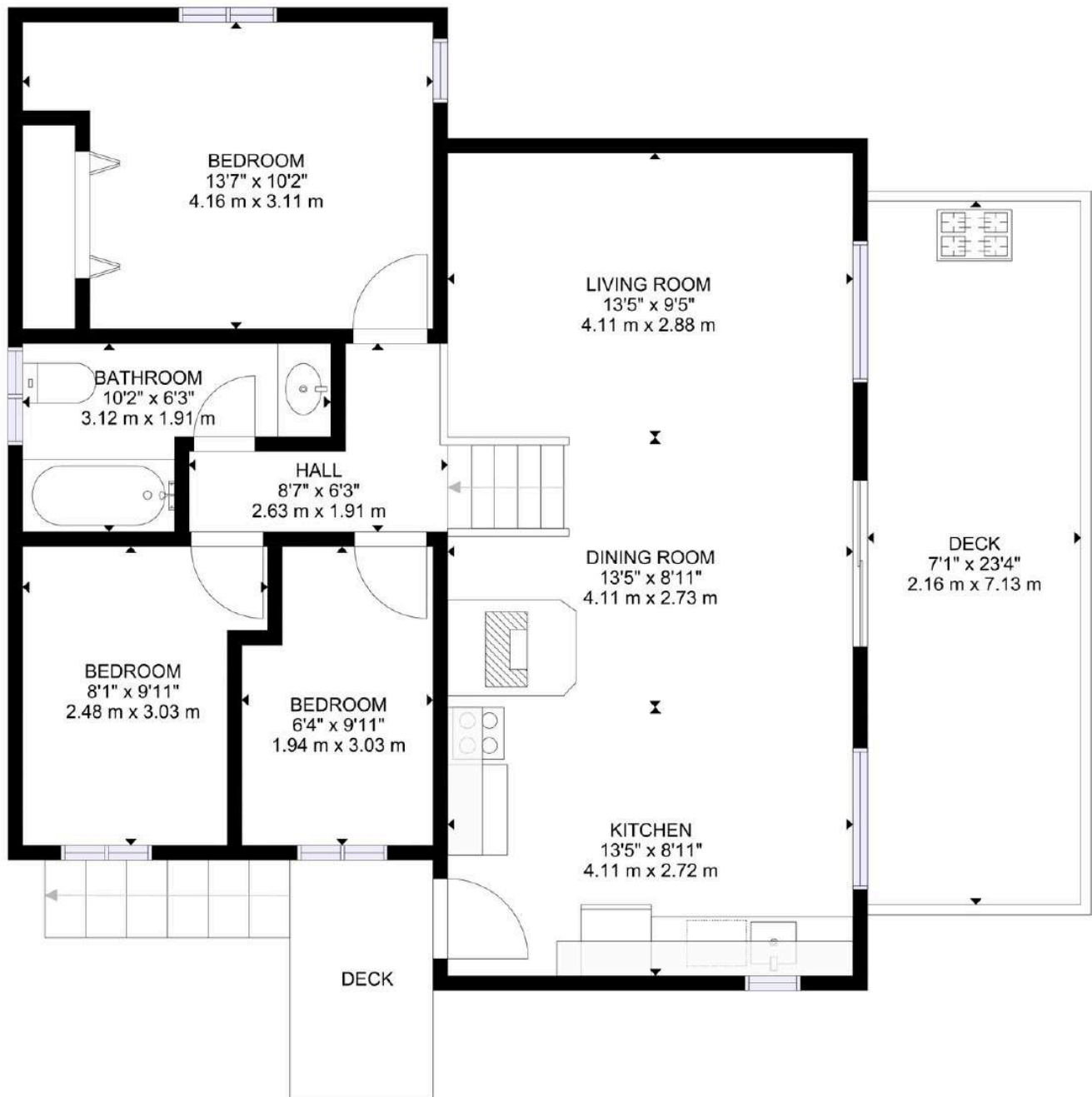
- Hydro: Average monthly costs range between 500–500–750 (can be shut off in winter; past bills reflect year-round usage).
- Starlink Internet: Approximately \$150/month (high-speed satellite internet available).



GALLERY



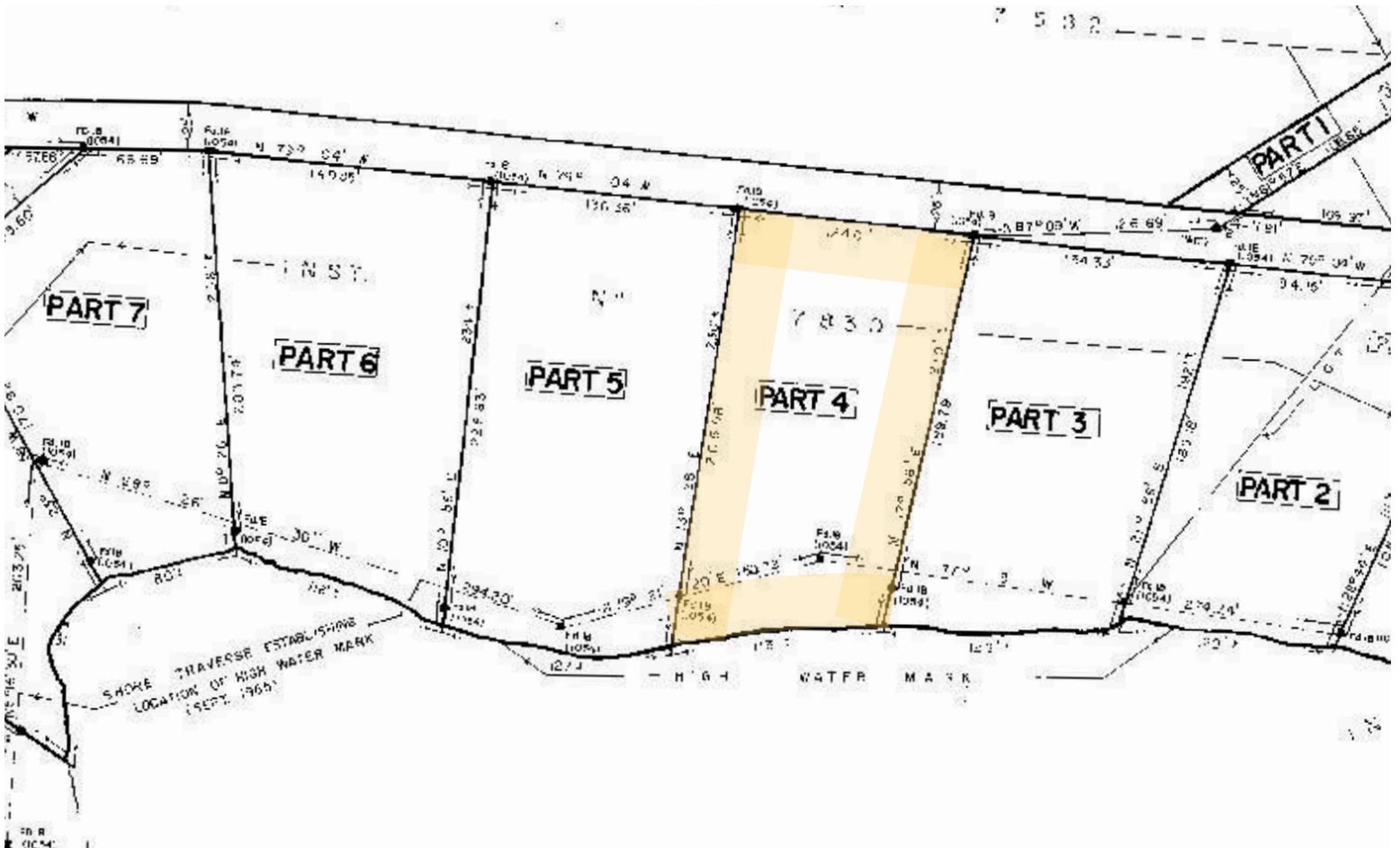
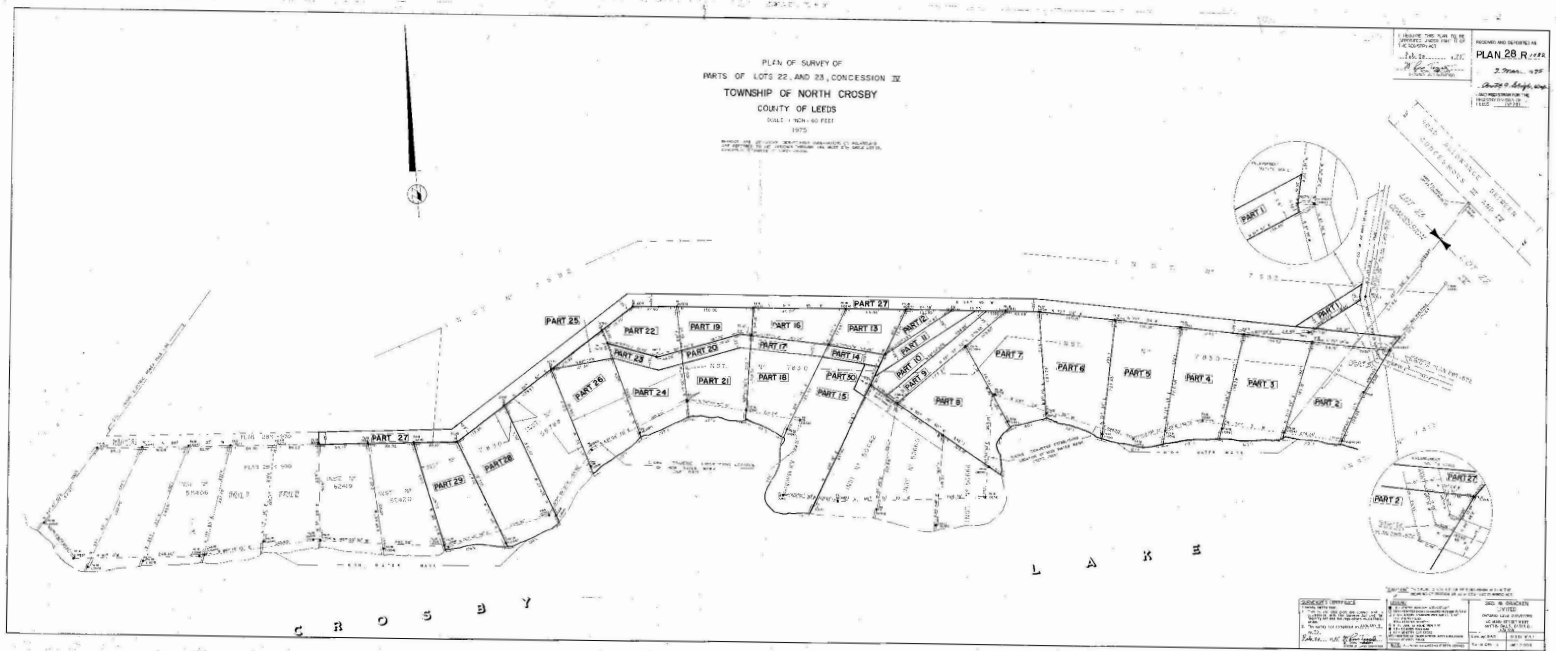
FLOOR PLAN



GROSS INTERNAL AREA
EXCLUDED AREA: DECK: 216 sq.ft, 21 m²
TOTAL: 753 sq.ft, 70 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



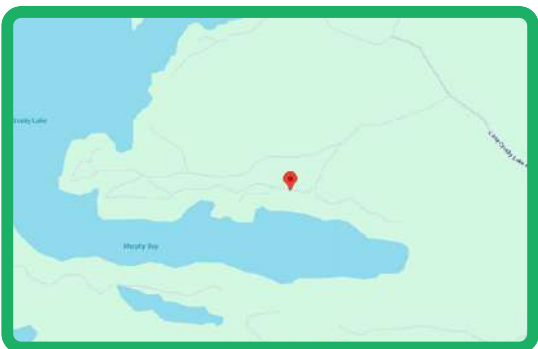
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=aQ8idZrm56j>

Video Tour



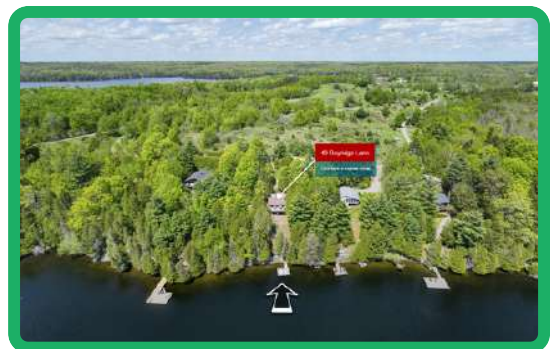
Scan the QR Code or Visit:
<https://youtu.be/mXEoKM8jHLA>

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/GJ825s4t1QQFzk7K7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/49BayridgeLane/>

MLS LISTING

	49 Bay Ridge Lane Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$3,004.27/2024 DOM: 0		List: \$598,500 For: Sale																																																									
	Other Link: Bungalow	Front On: W Acre: .50-1.99	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4xMain																																																									
	Lot: 113 x 230 Feet Irreg: Dir/Cross St: Bay Ridge Lane & Robert Lane																																																											
MLS#: X12158825 PIN#: 441010217 Fractional Ownership: N Possession Remarks: TBD																																																												
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 700-1100 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Garden Shed, Shed Retirement: Oth Struct:																																																										
Water Body Name: Crosby Lake Water Body Type: Lake Water Frontage (M): 34.44 Topography: Hillside,Rocky,Terraced,Wooded/Treed Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded Access to Property: Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Clean,Deep,Sandy Shoreline Allowance: None Shoreline Exp: Sw Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services,Electricity Connected Waterfront Accessory Bldgs: Not Applicable																																																										
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>14.44</td> <td>x13.45</td> <td>Wood Floor</td> <td>W/O To Deck</td> <td>Fireplace</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>13.45</td> <td>x12.47</td> <td>Wood Floor</td> <td>W/O To Deck</td> <td></td> </tr> <tr> <td>3</td> <td>Prim Bdrm</td> <td>Main</td> <td>13.45</td> <td>x10.17</td> <td>Laminate</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>2nd Br</td> <td>Main</td> <td>9.51</td> <td>x6.56</td> <td>Laminate</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>3rd Br</td> <td>Main</td> <td>9.84</td> <td>x6.56</td> <td>Laminate</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>Bathroom</td> <td>Main</td> <td>9.84</td> <td>x6.23</td> <td>4 Pc Bath</td> <td>Vinyl Floor</td> <td></td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description			1	Kitchen	Main	14.44	x13.45	Wood Floor	W/O To Deck	Fireplace	2	Living	Main	13.45	x12.47	Wood Floor	W/O To Deck		3	Prim Bdrm	Main	13.45	x10.17	Laminate			4	2nd Br	Main	9.51	x6.56	Laminate			5	3rd Br	Main	9.84	x6.56	Laminate			6	Bathroom	Main	9.84	x6.23	4 Pc Bath	Vinyl Floor		Client Remks: Classic cottage sitting nestled in the trees on a hill with breathtaking views over Big Crosby Lake. This 3-bedroom cottage is the perfect place to enjoy time at the lake. The cottage has an open concept floor plan with a kitchen, dining area and living room with direct access to the large deck where family and friends can gather and enjoy the sounds of nature and to just relax and unwind. The bedrooms are located up a few steps at the rear of the cottage along with a full, 4-pc bathroom. There is a shed/bunkie located just outside, a screened-in sitting area down by the water and a large dock that provides access to the warm, inviting waters of the lake. The cottage is serviced by a full septic system and lake water system and has a large parking area for your guests. Big Crosby Lake is one of the beautiful lakes located in the Rideau Lakes area and is located just north of the Village of Westport. Easy access to all amenities of the village, including shopping, entertainment and dining or just a short drive to Perth or Ottawa for more substantial shopping.			
#	Room	Level	Length (ft)	Width (ft)	Description																																																							
1	Kitchen	Main	14.44	x13.45	Wood Floor	W/O To Deck	Fireplace																																																					
2	Living	Main	13.45	x12.47	Wood Floor	W/O To Deck																																																						
3	Prim Bdrm	Main	13.45	x10.17	Laminate																																																							
4	2nd Br	Main	9.51	x6.56	Laminate																																																							
5	3rd Br	Main	9.84	x6.56	Laminate																																																							
6	Bathroom	Main	9.84	x6.23	4 Pc Bath	Vinyl Floor																																																						
Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595																																																												



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!