



**49 Bay Ridge Lane**  
**Westport Ontario K0G 1X0**  
Westport 815 - Westport Leeds and Grenville  
**SPIS: N**      **Taxes: \$3,004.27/2024**      **DOM: 0**  
**List: \$599,000 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**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	<b>Zoning:</b> RW <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Other <b>Water Supply:</b> Lake/River <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed, Shed
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**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

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Main	14.44	x	13.45	Wood Floor	W/O To Deck	Fireplace
2	Living	Main	13.45	x	12.47	Wood Floor	W/O To Deck	
3	Prim Bdrm	Main	13.45	x	10.17	Laminate		
4	2nd Br	Main	9.51	x	6.56	Laminate		
5	3rd Br	Main	9.84	x	6.56	Laminate		
6	Bathroom	Main	9.84	x	6.23	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.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph: 613-273-9595**