

*Affordable Lakefront, Fully  
Furnished, Ready for Summer!*



## 7 Scarlett Lane, Crosby Lake, ON

**Affordable cottage located on a quiet and peaceful lake just north of the Village of Westport.**

This 3-season cottage is located on Crosby Lake and sits slightly elevated along the north shore with deep, clean shoreline perfect for swimming, fishing and boating. This property and cottage have been maintained with pride by the original owners and is now ready for a new family to make memories at the lake. The floor plan is bright and open and unique with the kitchen, dining area and living room all connected with access to a small deck. There is a full 3-pc bathroom and a sun-room that is connected to the bunk room. The sun-room and bunk area is the original section of the cottage that originally was used with the two bunk beds, a small food preparation area/kitchen, dining area and wood-stove. The cottage is serviced by a lake water system and full septic system and is accessed off of a private lane.

# X12934248

\$ \$399,000

1 Bedroom

1 Bathroom

0.532 Acres

Crosby Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



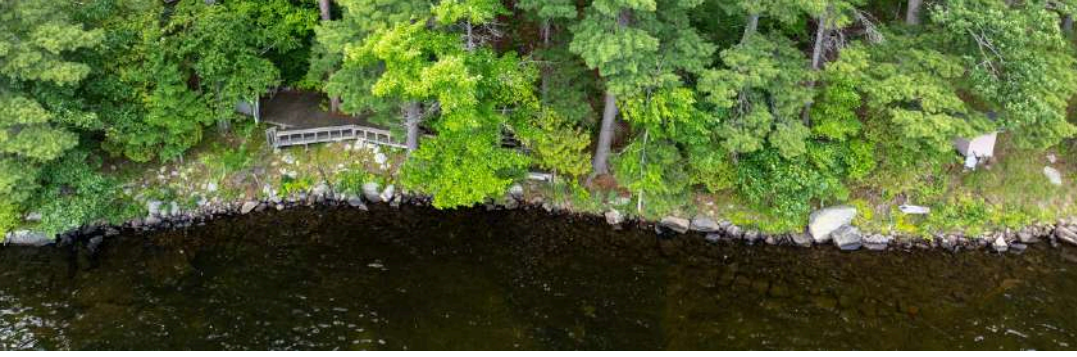
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Crosby Lake, ON**

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## Listing Description

### *Affordable Cottage on a Quiet and Peaceful Lake*

- Affordable cottage located on a quiet and peaceful lake just north of the Village of Westport. This 3-season cottage is located on Crosby Lake and sits slightly elevated along the north shore with deep, clean shoreline - perfect for swimming, fishing and boating.
- **Lovingly Maintained by the Original Owners:** This property and cottage have been maintained with pride by the original owners and is now ready for a new family to make memories at the lake.
- **The Floor Plan:** The floor plan is bright and open and unique with the kitchen, dining area and living room all connected with access to a small deck. There is a full 3-pc bathroom and a sun room that is connected to the bunk room. The sun room and bunk area is the original section of the cottage that originally was used with the two bunk beds, a small food preparation area/kitchen, dining area and wood stove.
- **Systems & Access:** The cottage is serviced by a lake water system and full septic system and is accessed off of a private lane. The site gives nice privacy and has some steps down to the waterfront.
- **Crosby Lake:** Crosby Lake is a medium sized lake with no public access so that only landowners on the lake enjoy all the lake has to offer. Great bass and pickerel fishing can be found on this beautiful lake as well as a variety of other pan fish.
- **Location:** Located just 20 minutes north of Westport for dining, shopping, golf courses and other recreational opportunities. Well located to plan day trips in the Rideau Lakes area or to travel to larger towns such as Perth, Kingston or Ottawa.
- **Move-In Ready:** The cottage is being sold fully furnished and ready for cottage life!

## Directions

Althorpe Rd. to Fournier Lane to Scarlett Lane

# INCLUSIONS

## Included with the Cottage

*This fully furnished cottage comes with everything you need for lakeside living:*

### Appliances & Furniture

- Refrigerators, stove, microwave, heaters, fans
- Tables, chairs, shelves, built-in benches, cabinets, and bunk beds

### Kitchen & Living Essentials

- Complete cookware, dishes, cutlery, slow cooker
- Blankets, bedding, curtains, and cleaning supplies (vacuums, brooms, leaf blower)

### Extras

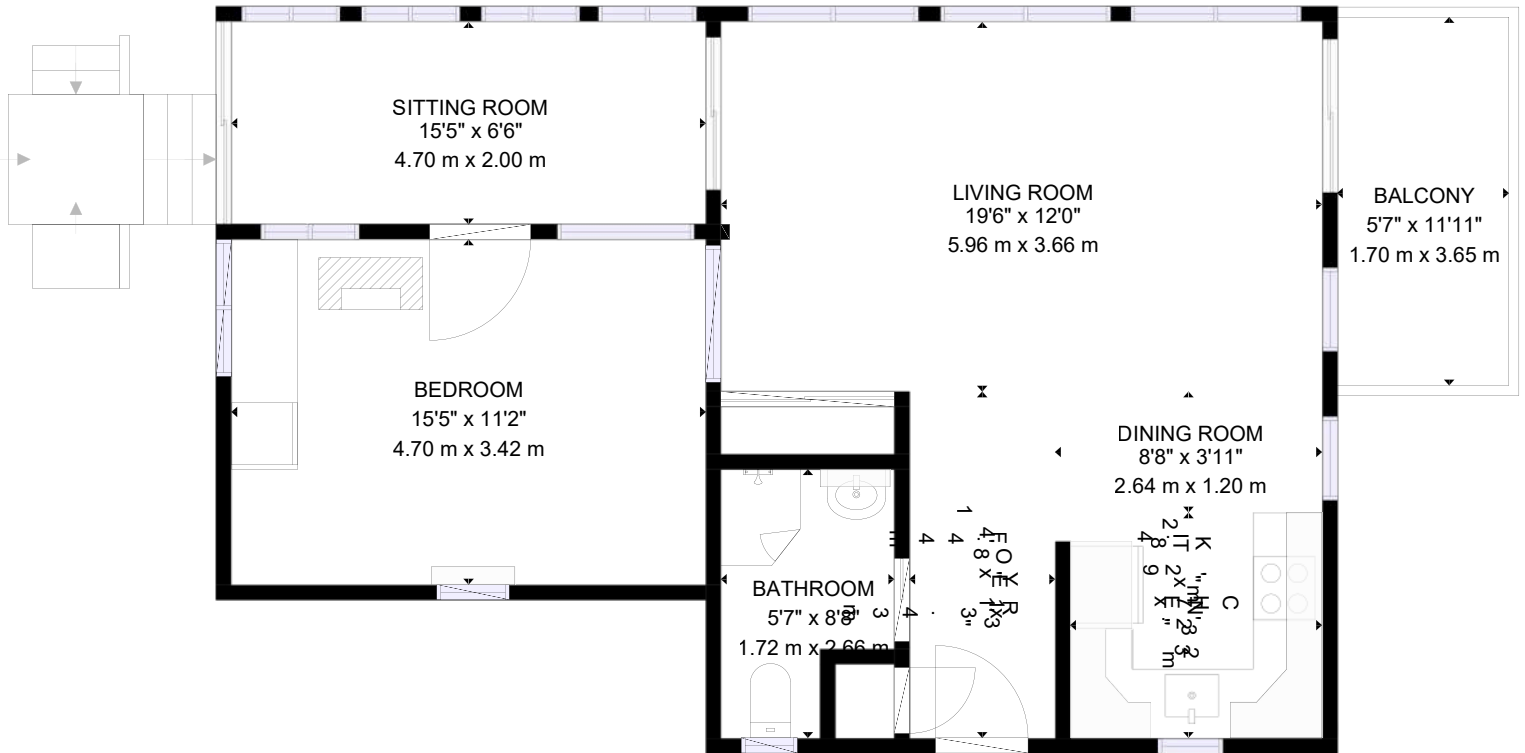
- TV, video player, sound system
- Art, decorations, toolbox, power cords, gardening tools
- Shed contents (garden tools, firewood, etc.)



# GALLERY

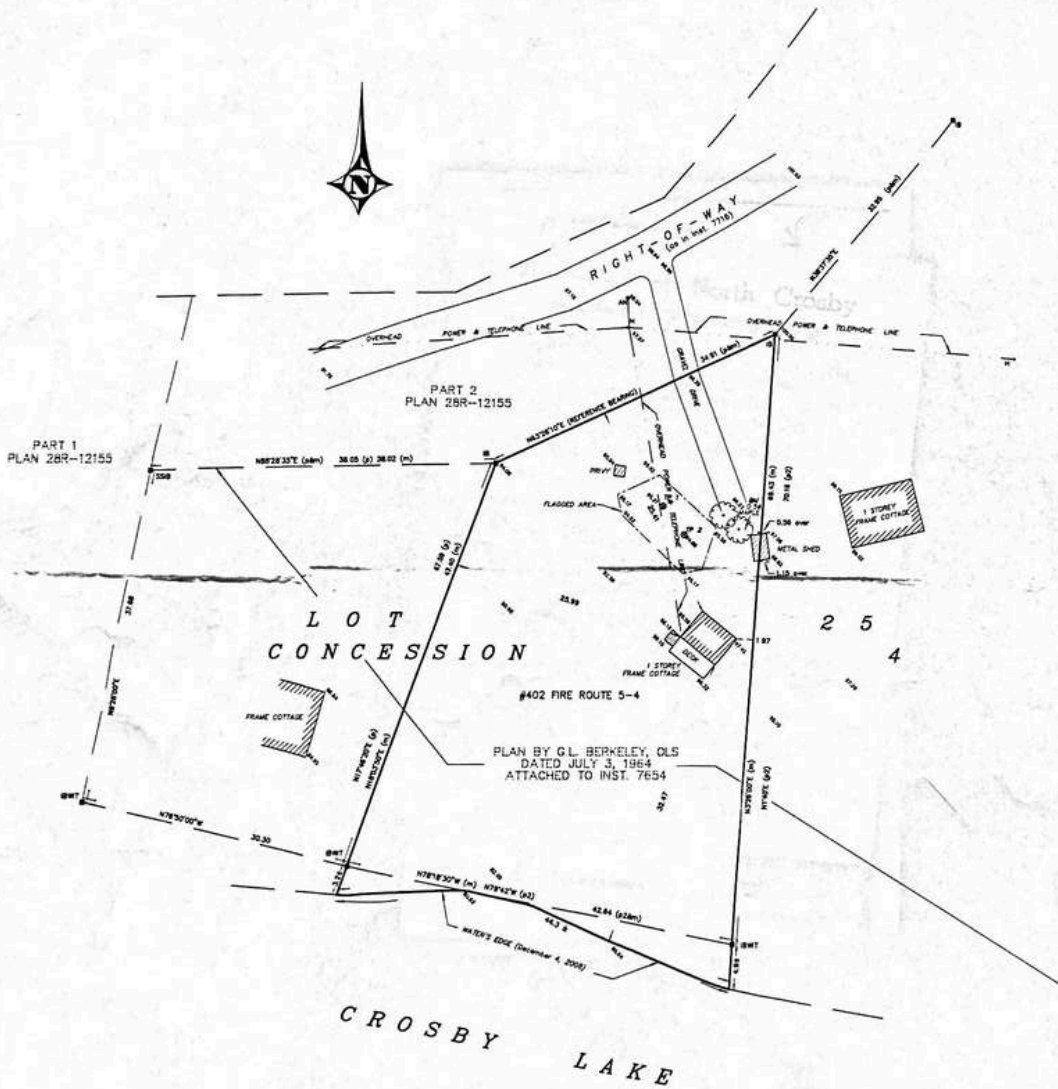


# FLOOR PLAN



GROSS INTERNAL AREA  
 EXCLUDED AREA: BALCONY: 67 sq.ft, 6 m<sup>2</sup>  
 TOTAL: 745 sq.ft, 69 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SURVEY



**SITE PLAN OF PART OF  
LOT 25  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP  
OF NORTH CROSBY  
TOWNSHIP OF RIDEAU LAKES  
COUNTY OF LEEDS**

McINTOSH PERRY SURVEYING INC

SCALE 1 : 250  
0 5 10 15 20 25 Metres

**METRIC :**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND AND NOTES**

- DENOTES MONUMENT PLANTED
- DENOTES MONUMENT FOUND
- # DENOTES BORN SIGN
- (S) DENOTES PLAN 28R-12155
- (G) DENOTES PLAN BY G.L. BERKELEY, OLS DATED JULY 3, 1964 ATTACHED TO INST. 7718
- (M) DENOTES MEASURED
- UP DENOTES TEST PIT
- UT DENOTES UTILITY POLE
- AW DENOTES ANCHOR
- BM DENOTES BENCHMARK
- WT DENOTES WITNESS

**BENCHMARK**

BM IN ROOT OF PSM MARK ELEVATION 83.77 (ADJUSTED)

Taxt Pt.	OD ELEV.	BOTTOM ELEV.
1	85.21	83.74
2	84.88	83.82

BEARINGS ARE AZIMUTHICAL DERIVED FROM THE SOUTHERLY LIMIT OF PART 2, PLAN 28R-12155 SHOWN TO HAVE A BEARING OF N87°28'10"E

*Approved*  
T. J. ...

JOB NO. 08-287 DRAWING 808-287  
THIS PLAN WAS PREPARED FOR: BETTY SCARLETT  
2540 Drummond Con. Co.  
S.E. of  
Perry, Ont.  
L7M 3G8  
Tel: 813 287 8334  
Fax: 813 287 7822

# AERIAL IMAGES



# SEPTIC INFORMATION

2730258 ONTARIO LTD. o/a  
BRYAN'S SEPTIC SERVICE  
P.O. BOX 37  
WESTPORT, ONTARIO  
K0G 1X0  
(613) 273-3078 Email: btcolford@hotmail.com

## PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: [REDACTED] Date: June 26, 2025  
Address: 0 #7 Scarlett Ln Phone: \_\_\_\_\_  
Location: Lawrence Ln Crosby Lake

Type of Tank  One Compartment  Two Compartment  
Type of Tank  Septic Tank  Graywater  Aerobic  Other \_\_\_\_\_

Approximate Capacity 800 gal

Construction Materials  Concrete  Steel  Block  Fiberglass  Plastic  
 Other \_\_\_\_\_

### Initial Inspection

Any part of the septic tank under deck, driveway, etc  Yes  No

Any evidence of sewage seeping from the tank or lid  Yes  No

Condition of top and lids  Good  Leaking  Needs Repair

### Before Pumping

Condition of sewage in tank Normal!

Liquid level at the outlet invert  Above  Below  Normal

### After Pumping

Condition of inlet baffle  Good  Needs Repair  Missing

Condition of outlet baffle  Good  Needs Repair  Missing  Filter

Evidence of water leakage: Into Tank  Yes  No From Tank  Yes  No

### Absorption System

Type of Absorption System  Seepage Bed  Sand Mound  Sub-surface Sand Filter

Flow Test  Yes  No Approximate Seepage at Bed 30 min good

### Comments

At time of pumping system in good working  
cond. 1.4/10.2  
Clean filter every few years

Bry-

# INTERACTIVE LINKS

## Virtual Tour



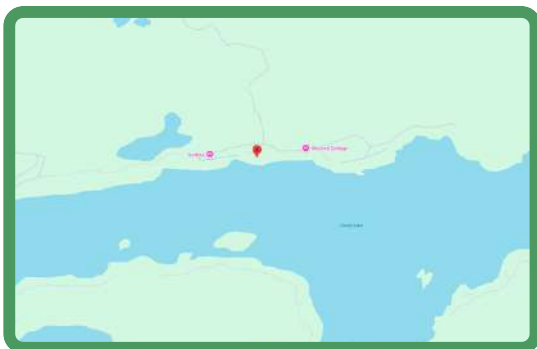
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=gdqsgknWWQS>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/5lqjmNGBOb0>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/mDFa6MPUqqpiqsfw8>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/7ScarletLane/>

# MLS LISTING



**7 Scarlett 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:** \$2,808.29/2025

**DOM:** 0

**Other**

**Link:**  
Bungalow

**Front On:** S  
**Acre:** .50-1.99

**Rms:** 5  
**Bedrooms:** 1  
**Washrooms:** 1  
1x3xMain

**Lot:** 140 x 245 Feet Irreg:

**Dir/Cross St:** Fournier Lane / Scarlett Lane

**Directions:** Althorpe Road. to Fournier Lane to Scarlett Lane

**MLS#:** X12934248

**PIN#:** 442560086

**Possession Remarks:** TBD

**Legal:** PT LT 25 CON 4 NORTH CROSBY AS IN NC7716; T/W AS IN NC7716; RIDEAU LAKES

**Kitchens:** 1

**Fam Rm:** N

**Basement:** None

**Fireplace/Stv:**

**Heat:** Other / Wood

**A/C:** None

**Central Vac:** N

**Apx Age:**

**Apx Sqft:** 700-1100

**Lot Size Source:** GeoWarehouse

**Roof:** Metal

**Foundation:** Concrete, Piers

**Assessment:**

**POTL:**

**POTL Mo Fee:**

**Elevator/Lift:**

**Laundry Lev:**

**Phys Hdcap-Eqp:**

**Exterior:**

Vinyl Siding

**Gar/Gar Spcs:**

None / 0

**Park/Drive:**

**Drive:** Private Double

**Drive Park Spcs:** 3

**Tot Prk Spcs:** 3

**UFFI:** None

**Pool:**

**Energy Cert:**

**Cert Level:**

**GreenPIS:**

**Prop Feat:** Fireplace/Stove, Lake Access,

Waterfront, Waterfront, Wooded/Treed

**Exterior Feat:** Deck, Fishing, Privacy,

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:** Y

**Water:** Other

**Water Supply Type:** Lake/River, Sediment

Filter

**Sewer:** Septic

**Spec Desig:** Unknown

**Farm/Agr:** Direct

**Waterfront:** None

**Retirement:** None

**Accessibility**

**Feat:**

**Under Contract:**

**HST Applicable to** Not Subject to HST

**Sale Price:**

**Oth Struct:** None

**Survey Type:** Available

**Water Body Name:** Crosby Lake

**Water Body Type:** Lake

**Water Frontage (M):** 42

**Topography:** Hilly, Rocky, Wooded/Treed

**Water Features:** Dock, Waterfront-Deeded

**Access to Property:** Private Road, Seasonal Private Road

**Docking Type:** Private

**Water View:** Direct

**WaterfrontYN:** Y

**Waterfront:** Direct

**Shoreline:** Clean

**Shoreline Allowance:** None

**Alternative Power:** None

**Easements/Restrict:** Unknown

**Rural Services:** Cell Services, Electricity Connected, Telephone

Available

**Waterfront Accessory Bldgs:** Not Applicable

**Water Delivery Features:** Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.81	x7.55	Hardwood Floor Combined W/Dining
2	Living	Main	19.03	x11.81	Hardwood Floor W/O To Deck
3	Bathroom	Main	8.2	x5.58	3 Pc Bath Vinyl Floor
4	Sunroom	Main	15.09	x6.23	Hardwood Floor W/O To Yard
5	Prim Bdrm	Main	15.42	x11.15	Vinyl Floor Wood Stove

**Client Remks:** Affordable cottage located on a quiet and peaceful lake just north of the Village of Westport. This 3-season cottage is located on Crosby Lake and sits slightly elevated along the north shore with deep, clean shoreline - perfect for swimming, fishing and boating. This property and cottage have been maintained with pride by the original owners and is now ready for a new family to make memories at the lake. The floor plan is bright and open and unique with the kitchen, dining area and living room all connected with access to a small deck. There is a full 3-pc bathroom and a sun room that is connected to the bunk room. The sun room and bunk area is the original section of the cottage that originally was used with the two bunk beds, a small food preparation area/kitchen, dining area and wood stove. The cottage is serviced by a lake water system and full septic system and is accessed off of a private lane. The site gives nice privacy and has some steps down to the waterfront. Crosby Lake is a medium sized lake with no public access so that only landowners on the lake enjoy all the lake has to offer. Great bass and pickerel fishing can be found on this beautiful lake as well as a variety of other pan fish. Located just 20 minutes north of Westport for dining, shopping, golf courses and other recreational opportunities. Well located to plan day trips in the Rideau Lakes area or to travel to larger towns such as Perth, Kingston or Ottawa. The cottage is being sold fully furnished and ready for cottage life!

**Inclusions:** All Appliances, All Furnishings, All contents

**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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*Your Total Real Estate Package!*