

*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.

X12934248

\$ \$399,000

1 Bedroom

1 Bathroom

0.532 Acres

Crosby Lake

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 an older wood-stove. The cottage is serviced by a lake water system and full septic system and is accessed off of a private lane.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



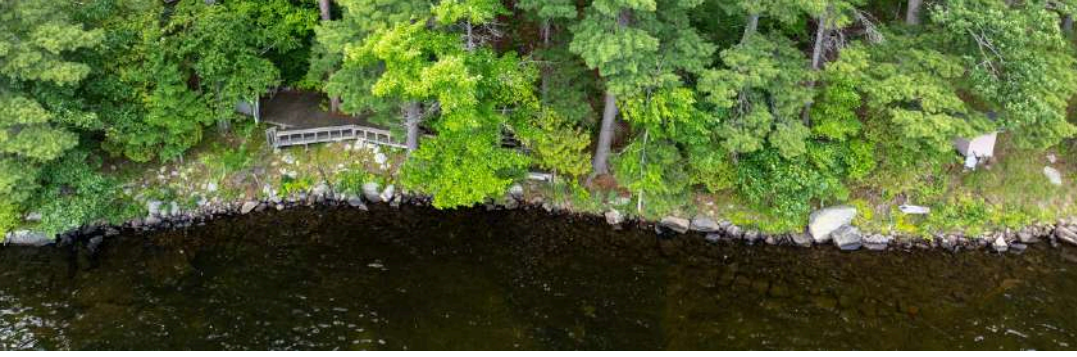
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Table of Contents

**7 Scarlett Lane
Crosby Lake, ON**

Features	3
Inclusions	4
Floor Plan	6
Survey	7
Aerial Images	8
Septic Information	9
Interactive Links	10
MLS Listing	11
Contact Information	12



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 an older 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

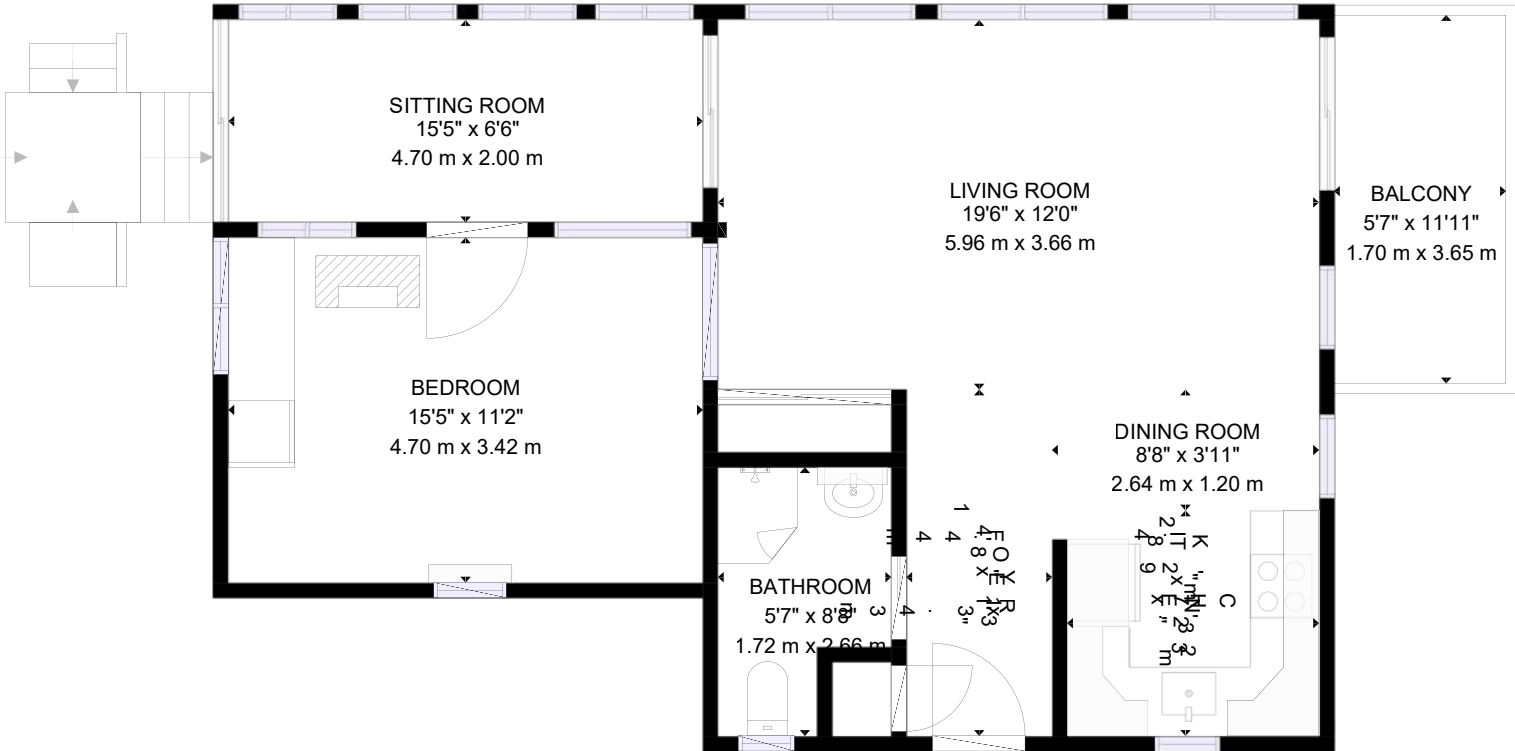
- TV, video player, sound system
- Art, decorations, toolbox, power cords, gardening tools
- Shed contents (garden tools, firewood, etc.)



GALLERY

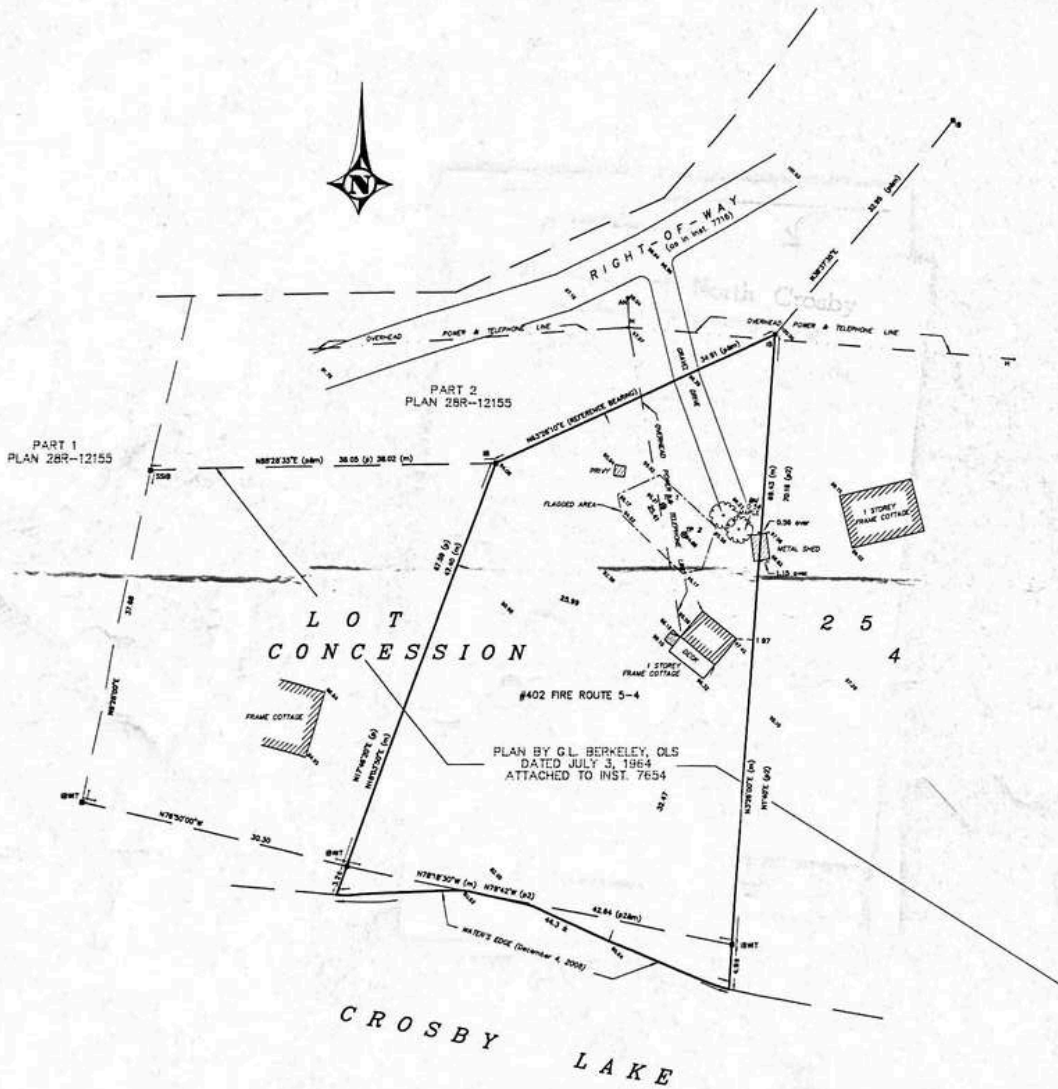


FLOOR PLAN



GROSS INTERNAL AREA
 EXCLUDED AREA: BALCONY: 67 sq.ft, 6 m²
 TOTAL: 745 sq.ft, 69 m²
 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. 7654
- (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. ...
McIntosh Perry - Con

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% ~
Clean filter every few years

Bry

INTERACTIVE LINKS

Virtual Tour



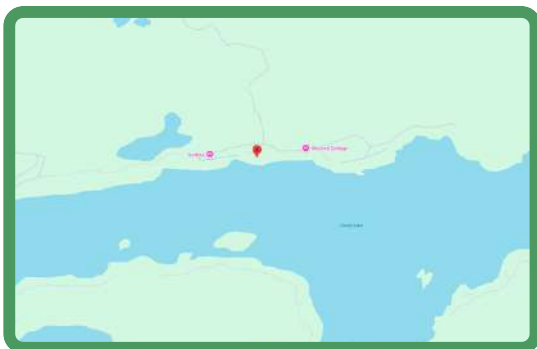
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=gdqsgknWWQS>

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

Front On: S
Acres: .50-1.99

Rms: 5
Bedrooms: 1
Washrooms: 1
1x3xMain

Link:
Bungalow

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 an older 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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