

PRICE
REDUCED

*Move-In Ready Cottage with
Deep Water Access!*



7 Scarlett Lane, Crosby Lake, ON

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

X12267015

\$ \$409,000

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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Crosby Lake, ON**

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Listing Description

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 sunroom that is connected to the bunk room. The sunroom 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 woodstove.
- 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 panfish.
- 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!

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

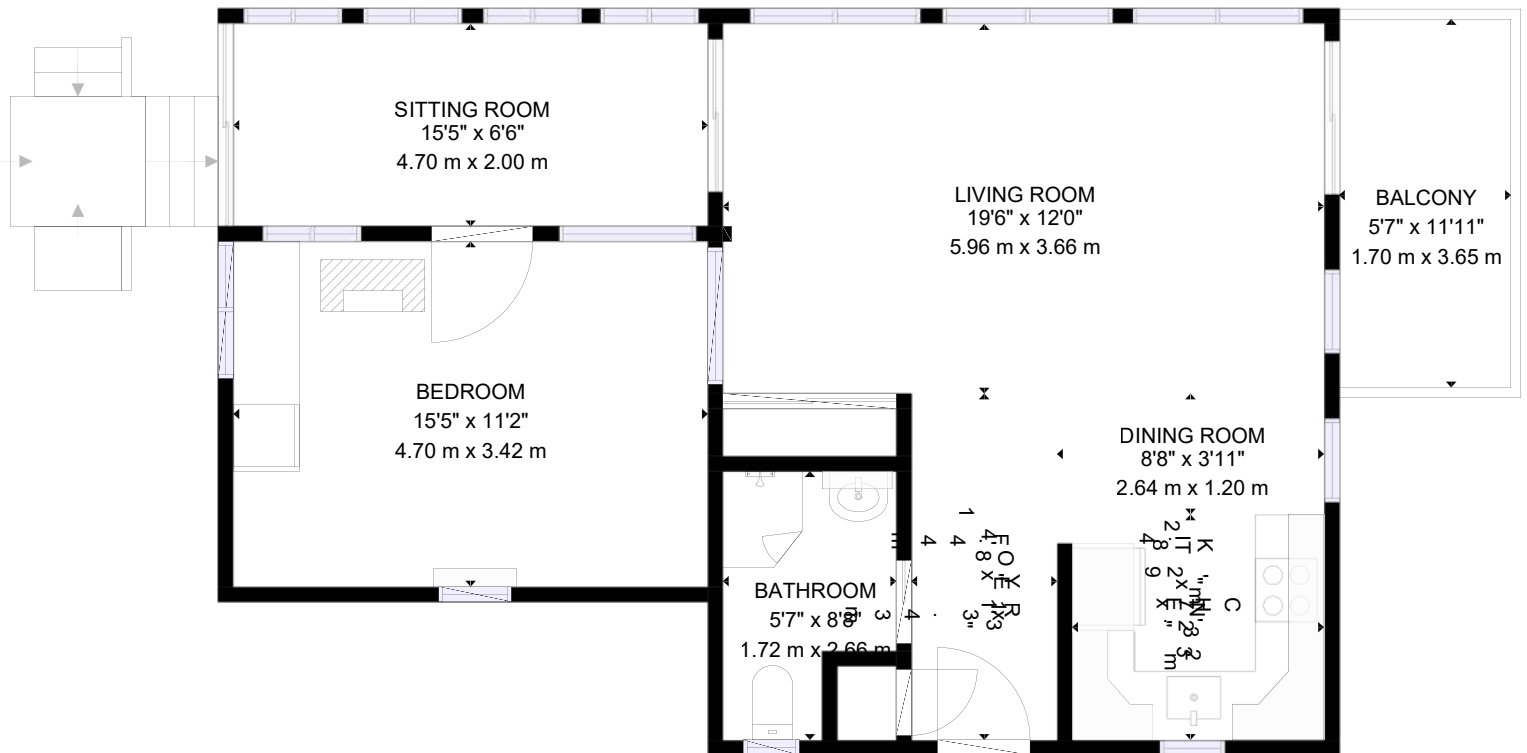
- TV, video player, sound system
- Art, decorations, toolbox, power cords, gardening tools
- Shed contents (garden tools, firewood, etc.)



GALLERY

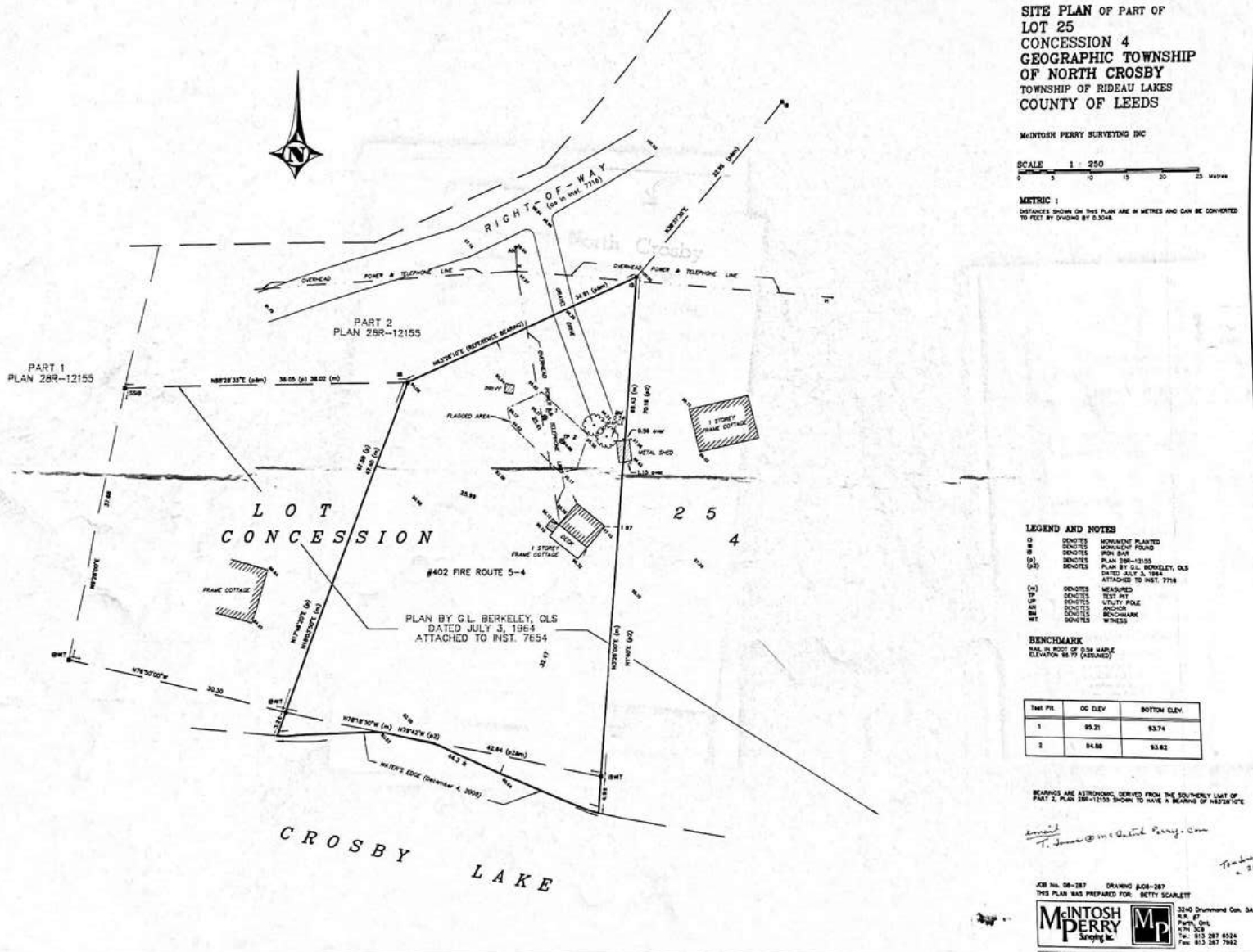


FLOOR PLAN



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



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: Unit 7 Scarlett Ln

Phone: _____

Location Exterior to 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. 1.410 ~
Clean filter every few years

By -

INTERACTIVE LINKS

Virtual Tour



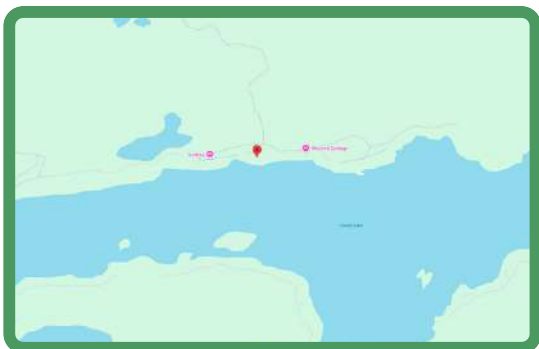
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=gdqsgknWWQS>

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: \$409,000 For: Sale
Rideau Lakes Ontario K0G 1X0			
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville			
SPIS: N	Taxes: \$2,681.58/2024	DOM: 0	
Other Link:	Front On: 5	Rms: 5	
Bungalow	Acre:	Bedrooms: 1	
		Washrooms: 1	
		1x3xMain	
Lot: 140 x 245 Feet Irreg:			
Dir/Cross St: Fournier Lane / Scarlett Lane			
Directions: Althorpe Rd. to Fournier Lane to Scarlett Lane			

MLS#: X12267015 **PIN#:** 442560086

Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning:	
Fam Rm: N	Drive: Pvt Double	Cable TV: N	
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Y	
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: N	
Heat: Other / Wood	Tot Prk Spcs: 3 None	Phone: Y	
A/C: None	UFFI:	Water: Other	
Central Vac: N	Pool:	Water Supply: Lake/River	
Apx Age: 1966	Energy Cert:	Sewer: Septic	
Year Built: Other	Cert Level:	Spec Desig: Unknown	
Yr Built Source: 700-1100	GreenPIS:	Farm/Agr: Direct	
Apx Sqft:	Prop Feat:	Waterfront:	
Assessment:	Fireplace/Stove, Lake Access, Waterfront,	Retirement: Available	
POTL:	Waterfront, Wooded/Treed	Oth Struct:	
POTL Mo Fee:		Survey Type:	
Elevator/Lift:			
Laundry Lev:			
Phys Hdcap-Eqp:			

Water Body Name: Crosby Lake	Shoreline: Clean,Rocky
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 42	Shoreline Exp: Sw
Topography: Hilly,Rocky,Wooded/Treed	Alternative Power: None
Water Features: Dock,Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Private Road,Seasonal Private Road	Rural Services:
Docking Type: Private	Cell Services,Electricity Connected,Telephone Available
Water View: Direct	Waterfront Accessory Bldgs: Not Applicable
WaterfrontYN: Y	Water Delivery Features: Uv System
Waterfront: Direct	

#	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	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 Panfish. 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!

Extras:
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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