



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: No **Taxes:** \$2,808.29/2025 **DOM:** 6

Other **Front On:** S **Rms:** 5
Link: **Acres:** .50-1.99 **Bedrooms:** 1
 Bungalow **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	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: No
Basement: None	Park/Drive:	Hydro: Yes
Fireplace/Stv: Y	Drive: Private Double	Gas: No
Heat: Other / Wood	Drive Park Spcs: 3	Phone: Yes
A/C: None	Tot Prk Spcs: 3	Water: Other
Central Vac: No	UFFI:	Water Supply Type: Lake/River, Sediment Filter
Apx Age:	Pool: None	Sewer: Septic
Apx Sqft: 700-1100	Energy Cert:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	Cert Level:	Farm/Agr:
Roof: Metal	GreenPIS:	Waterfront: Direct
Foundation: Concrete, Piers	Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	Retirement:
Assessment:	Exterior Feat: Deck, Fishing, Privacy, Seasonal Living	Accessibility: None
POTL:	Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	Feat:
POTL Mo Fee:	Security Feat: Smoke Detector	Under Contract: None
Elevator/Lift:		HST Applicable to Sale Price: Not Subject to HST
Laundry Lev:		Oth Struct: None
Phys Hdcap-Eqp:		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: Yes
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	x 7.55	Hardwood Floor Combined W/Dining
2	Living	Main	19.03	x 11.81	Hardwood Floor W/O To Deck
3	Bathroom	Main	8.2	x 5.58	3 Pc Bath Vinyl Floor
4	Sunroom	Main	15.09	x 6.23	Hardwood Floor W/O To Yard
5	Prim Bdrm	Main	15.42	x 11.15	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