





7 Scarlett Lane		List: \$439,000 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	Front On: S	Rms: 5	
Link:	Acre:	Bedrooms: 1	
Bungalow		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	Phone: Y
A/C: None	UFFI:	Water: Other
Central Vac: N	Pool: None	Water Supply: Lake/River
Apx Age:	Energy Cert:	Sewer: Septic
Year Built: 1966	Cert Level:	Spec Desig: Unknown
Yr Built Source: Other	GreenPIS:	Farm/Agr:
Apx Sqft: 700-1100	Prop Feat:	Waterfront: Direct
Assessment:	Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	Retirement:
POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
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	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	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 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	