



**7 Scarlett Lane**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$2,681.58/2024 **DOM:** 72  
**List: \$409,000 For: Sale**  
**Other:** Bungalow **Front On:** S **Rms:** 5  
**Link:** **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

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> N
<b>Basement:</b> None	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b> N
<b>Heat:</b> Other / Wood	<b>Drive Park Spcs:</b> 3	<b>Phone:</b> Y
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Other
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply</b> Lake/River, Sediment Filter
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Type:</b>
<b>Year Built:</b> 1966	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Yr Built Source:</b> Other	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Apx Sqft:</b> 700-1100	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>Prop Feat:</b>	<b>Waterfront:</b> Direct
<b>Roof:</b> Metal	Fireplace/Stove, Lake Access, Waterfront,	<b>Retirement:</b>
<b>Foundation:</b> Concrete,Piers	Waterfront, Wooded/Treed	<b>HST Applicable to</b> Not Subject to HST
<b>Assessment:</b>	<b>Exterior Feat:</b>	<b>Sale Price:</b>
<b>POTL:</b>	Deck,Fishing,Privacy,Seasonal Living	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	<b>Interior Feat:</b>	<b>Survey Type:</b> Available
<b>Elevator/Lift:</b>	Primary Bedroom - Main Floor,Water	
<b>Laundry Lev:</b>	Heater Owned	
<b>Phys Hdcap-Eqp:</b>	<b>Security Feat:</b> Smoke Detector	

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

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595