



**98 Rocky Ridge 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: \$3,816.53/2024** **DOM: 0**

Other **Front On: N** **Rms: 4**  
**Link:** **Acre: 10-24.99** **Bedrooms: 1**  
 1 1/2 Storey **Washrooms: 1**  
 1x4xMain

**Lot: 136 x 999 Feet Irreg:**  
**Dir/Cross St:** Rocky Ridge & Murphy Road  
**Directions:** Little Crosby Lake Road to Murphy Road, Right on Rocky Ridge Lane

**MLS#: X12273269** **PIN#: 441010343**  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood	<b>Zoning:</b> RW
<b>Fam Rm:</b> N	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> N
<b>Basement:</b> None	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 6	<b>Gas:</b> N
<b>Heat:</b> Baseboard / Electric	<b>Tot Prk Spcs:</b> 6	<b>Phone:</b> A
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 700-1100	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>	Fireplace/Stove, Lake Access, Sloping,	<b>Retirement:</b>
<b>Elevator/Lift:</b>	Waterfront, Waterfront, Wooded/Treed	<b>Oth Struct:</b> None
<b>Laundry Lev:</b>		<b>Survey Type:</b> Available
<b>Phys Hdcap-Eqp:</b>		

**Water Body Name:** Crosby Lake **Shoreline:** Soft Bottom, Weedy, Natural  
**Water Body Type:** Lake **Shoreline Allowance:** None  
**Water Frontage (M):** 41.45 **Shoreline Exp:** Nw  
**Topography:** Hilly, Rocky, Sloping, Wooded/Treed **Alternative Power:** None  
**Water Features:** Waterfront-Deeded **Easements/Restrict:** Unknown  
**Access to Property:** Private Road **Rural Services:** Cell Services, Electricity Connected  
**Docking Type:** None **Waterfront Accessory Bldgs:** Not Applicable  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.45	x 11.15	Vinyl Floor W/O To Deck
2	Living	Main	15.42	x 12.8	Broadloom
3	Bathroom	Main	9.84	x 4.92	Vinyl Floor 4 Pc Bath
4	Prim Bdrm	Upper	18.7	x 13.45	Wood Floor W/O To Balcony

**Client Remks:** Acreage, privacy and waterfrontage on a quiet and peaceful lake. This 16 acre parcel of land includes approximately 135 feet of level access shoreline in a shallow bay on Crosby Lake. There is a lane in place down to the waterfrontage, which is shallow and a naturalists dream. The basic cabin is set back on the lot and is in need of repair and tlc. There is a well in place and a septic system. The land is varied with level areas, a variety of trees and beautiful rocky terrain. This property is perfect for a handyman or for someone looking at building a home on the water. The location is wonderful at the eastern end of Murphy Bay and with easy access to the Village of Westport just 10 minutes to the south. Crosby Lake is a medium-sized lake with clear waters and great fishing opportunities. Without a public boat launch, it is a quiet lake with only the landowners having access.

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