

PRICE
REDUCED



*16-Acre Waterfront Parcel
with Cabin Near Westport!*

98 Rocky Ridge Lane, Crosby Lake, ON

X12273269

\$ **\$379,000**

 **1 Bedroom**

 **1 Bathroom**

 **16.94 Acres**

 **Crosby Lake**

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 naturalist's 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 handy man 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**98 Rocky Ridge Lane
Crosby Lake, ON**

Features	3
Floor Plan	4
Survey	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Listing Description

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 naturalist's 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 handy man 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.

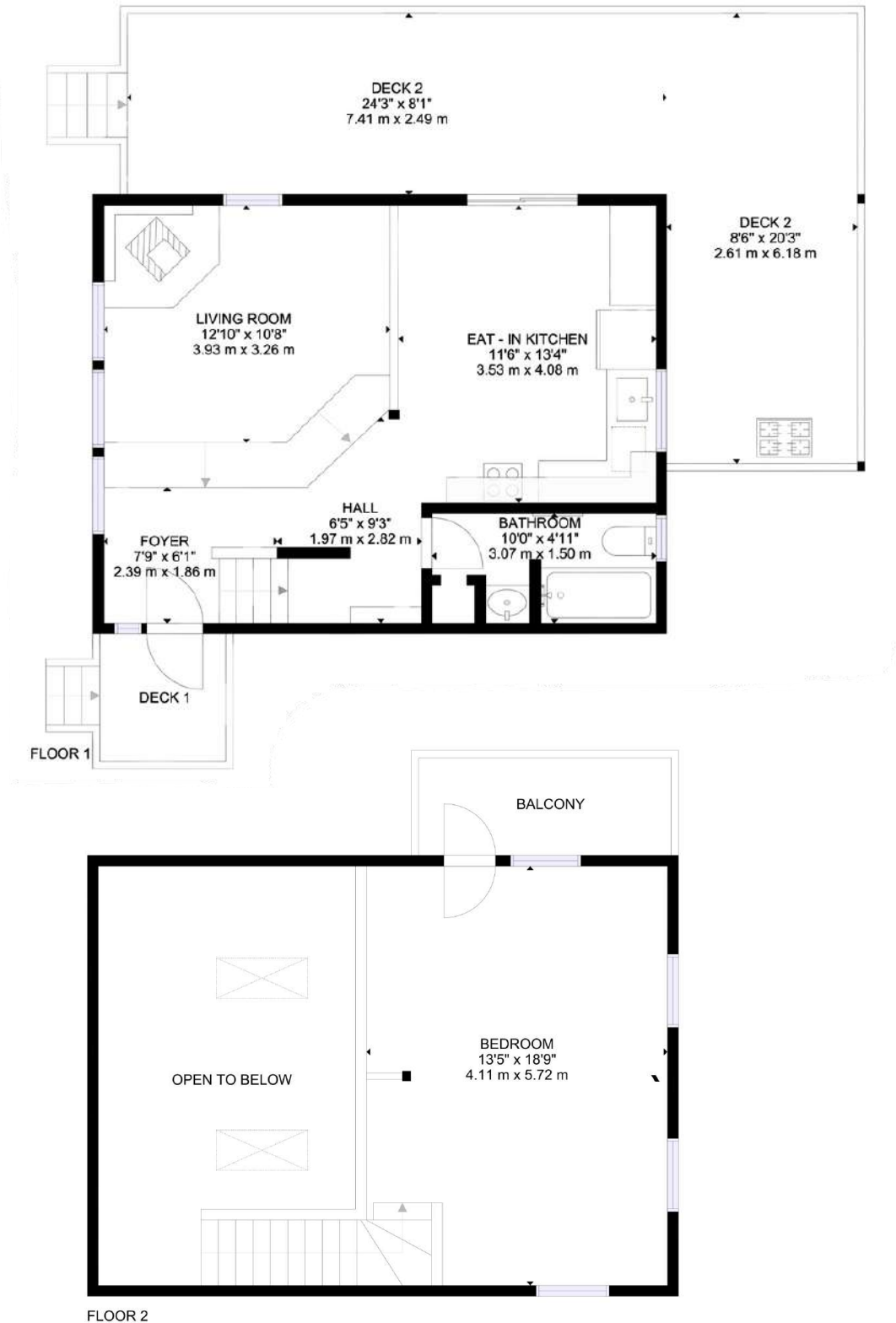
Directions

Little Crosby Lake Road to Murphy Road, Right on Rocky Ridge Lane

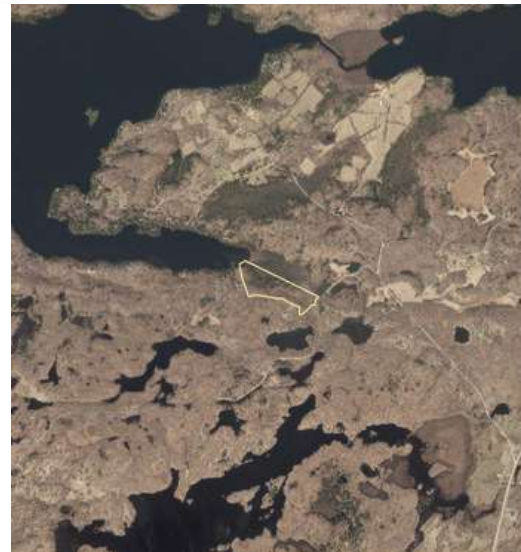
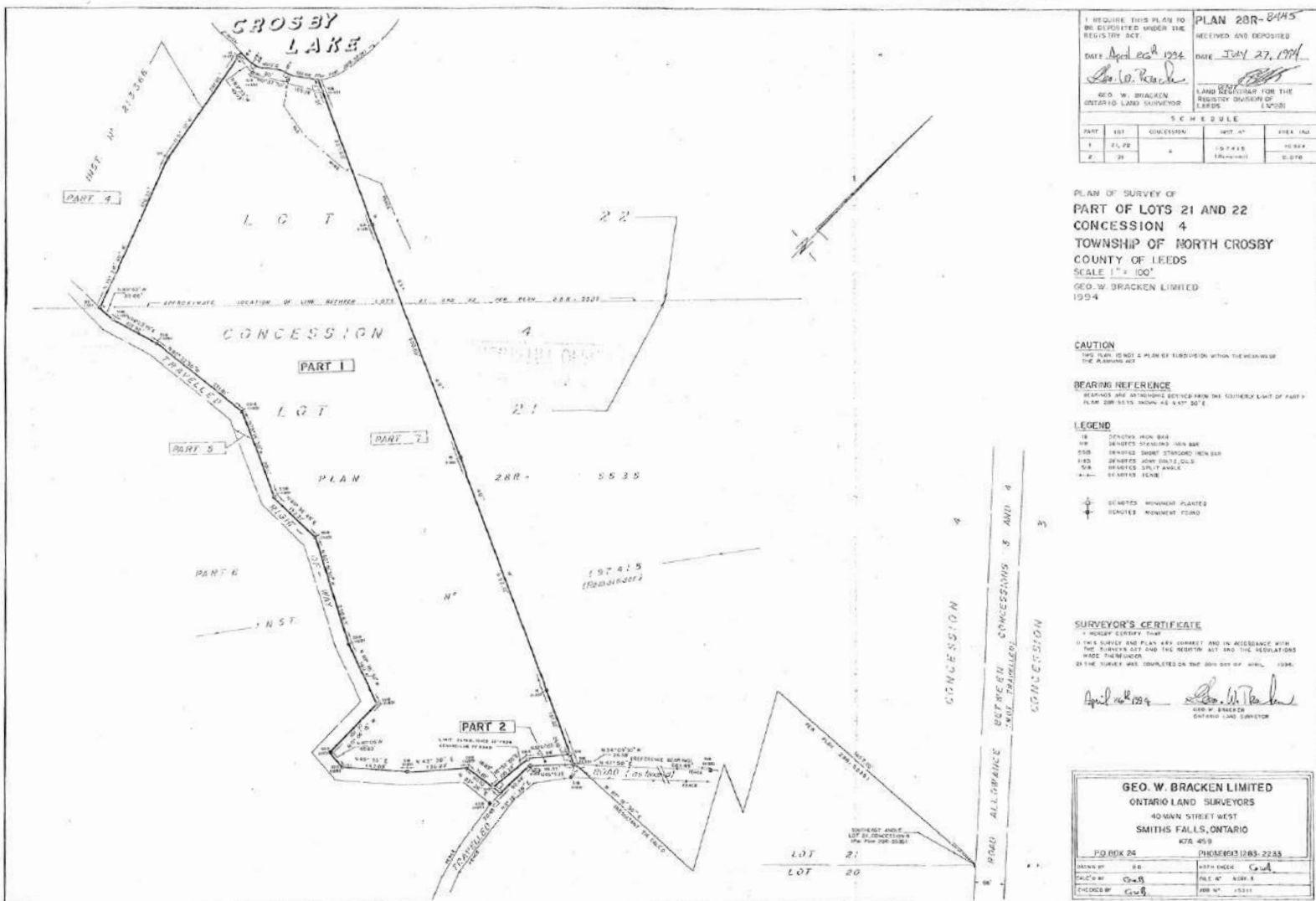
Expenses (2024/2025):

Property Taxes	Hydro	Road Fees	Insurance
\$3,816.53	\$780.88	\$75.00	\$1,489.50

FLOOR PLAN



SURVEY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=bzYKT3fPzet>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/BnUdCSkzpl0>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/iD9yWLJs81E8PXxb9>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/98RockyRidgeLn/>

MLS LISTING



98 Rocky Ridge Lane **List: \$379,000 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

Link:

1 1/2 Storey

Front On: N

Acre: 10-24.99

Rms: 4

Bedrooms: 1

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

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Heat: Baseboard / Electric
A/C: None
Central Vac: N
Apx Age: 700-1100
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Wood
Drive: Pvt Double
Gar/Gar Spcs: None / 0
Drive Park Spcs: 6
Tot Prk Spcs: 6 None
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:
 Fireplace/Stove, Lake Access, Sloping,
 Waterfront, Waterfront, Wooded/Treed

Zoning: RW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Well
Water Supply: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront: None
Retirement: Available
Oth Struct:
Survey Type:

Water Body Name: Crosby Lake

Water Body Type: Lake

Water Frontage (M): 41.45

Topography: Hilly, Rocky, Sloping, Wooded/Treed

Water Features: Waterfront-Deeded

Access to Property: Private Road

Docking Type: None

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Soft Bottom, Weedy, Natural

Shoreline Allowance: None

Shoreline Exp: Nw

Alternative Power: None

Easements/Restrict: Unknown

Rural Services: Cell Services, Electricity Connected

Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	13.45	x11.15	Vinyl Floor	W/O To Deck
2	Living	Main	15.42	x 12.8	Broadloom	4 Pc Bath
3	Bathroom	Main	9.84	x4.92	Vinyl Floor	W/O To Balcony
4	Prim Bdrm	Upper	18.7	x13.45	Wood Floor	

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**



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!