



98 Rocky Ridge Lane

Rideau Lakes Ontario K0G 1X0

Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville

SPIS: N Taxes: \$3,816.53/2024 DOM: 125

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

Legal: PT LT 21-22 CON 4 NORTH CROSBY PT 1 28R8445; T/W A RIGHT OF WAY OVER THOSE PARTS OF THE SAID LOTS 21 AND 22 DESIGNATED AS PART 5 PLAN 28R-5535 AS PREVIOUSLY DESCRIBED IN DEED NO. LR276219

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Piers, Wood Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Interior Feat: Water Heater Owned Security Feat: Smoke Detector	Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility: None Feat: Under Contract: None HST Applicable to: Not Subject to HST Sale Price: Oth Struct: None Survey Type: Available
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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	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.

Inclusions: Appliances, All Contents

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