



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:** 66

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: 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 Feat: None Under Contract: None HST Applicable to Sale Price: Not Subject to HST 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