



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



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

#### 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.

# X12273269

\$ \$399,000

1 Bedroom

1 Bathroom

16.94 Acres

Crosby Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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