



**PRICE REDUCED**



*Cozy Cottage on Level Lot*



## 37 Lilly Lane, Upper Rideau Lake, ON

- # X11996313
- \$379,000**
- 2 Bedrooms**
- 1 Bathroom**
- Upper Rideau Lake**

**Cozy classic cottage sitting on a level access lot with stunning views over Upper Rideau Lake.**

Imagine sipping your morning coffee while gazing over the calming waters across to Foley Mountain and the Village of Westport. This cottage sits close to the waters edge, giving access to all the boating on the Heritage Rideau Canal system. The layout is great for relaxing at the lake with a foyer leading to a kitchen, two bedrooms, a 3pc bathroom and a small living room that opens up to a sun-room with a wall of windows facing the lake. The cottage has been well maintained and is serviced by a drilled well, holding tank and has a garden shed and a framework with rollers to launch your small boat.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**  
Royal LePage ProAlliance Realty, Brokerage




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