




*Cottage life on the Rideau,  
private island included!*



## 411 Indian Lake Rd, Rideau Lakes, ON

### Indian Lake cottage with level access and eastern exposure.

This 3-season cottage has been in the family for many years and it is now time for new owners to enjoy time at the lake. The cottage has 3 bedrooms, 2 bathrooms, a full kitchen, dining room, large living room and laundry area. There is a woodstove in the living room for those cool spring or fall days and a large deck that overlooks the lake. Under the cottage there are 2 storage rooms as well as a full crawl space for more storage options. The cottage is located right next to the water's edge and is serviced by a lake water and septic system. This listing includes a small, private island located directly in front of the cottage - a perfect spot to pitch a tent! The lot is heavily treed with great privacy and has plenty of parking space. Indian Lake is a lake on the Rideau System with miles of boating opportunities, fishing, swimming, etc.

-  # X13014572
-  \$525,000
-  3 Bedrooms
-  2 Bathrooms
-  0.43 Acres
-  Indian Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Rideau Lakes, ON**

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## Features

### Waterfront Cottage with Private Island on Indian Lake

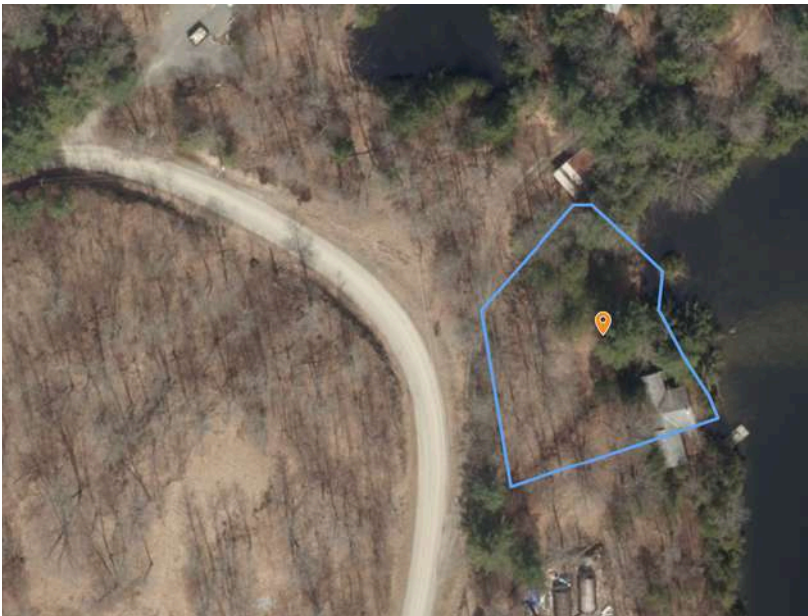
*3-Bedroom 3-Season Cottage with Dock, Private Island & Eastern Exposure on the Rideau System*

- **Indian Lake cottage with level access and eastern exposure.** This 3-season cottage has been in the family for many years and it is now time for new owners to enjoy time at the lake.
- **The cottage** has 3 bedrooms, 2 bathrooms, a full kitchen, dining room, large living room and laundry area. There is a woodstove in the living room for those cool spring or fall days and a large deck that overlooks the lake.
- **Storage & Systems:** Under the cottage there are 2 storage rooms as well as a full crawl space for more storage options. The cottage is located right next to the water's edge and is serviced by a lake water and septic system.
- **The Private Island:** This listing includes a small, private island located directly in front of the cottage - a perfect spot to pitch a tent!
- **The Lot & Setting:** The lot is heavily treed with great privacy and has plenty of parking space.
- **Indian Lake & the Rideau System:** Indian Lake is a lake on the Rideau System with miles of boating opportunities, fishing, swimming, etc.
- **Move-In Ready:** *Note:* Pictures were taken in October with lower water levels. The roof is in the process of being replaced. Most/all contents included with the sale.
- **Location:** Located less than 30 minutes south of Westport on a year-round road.

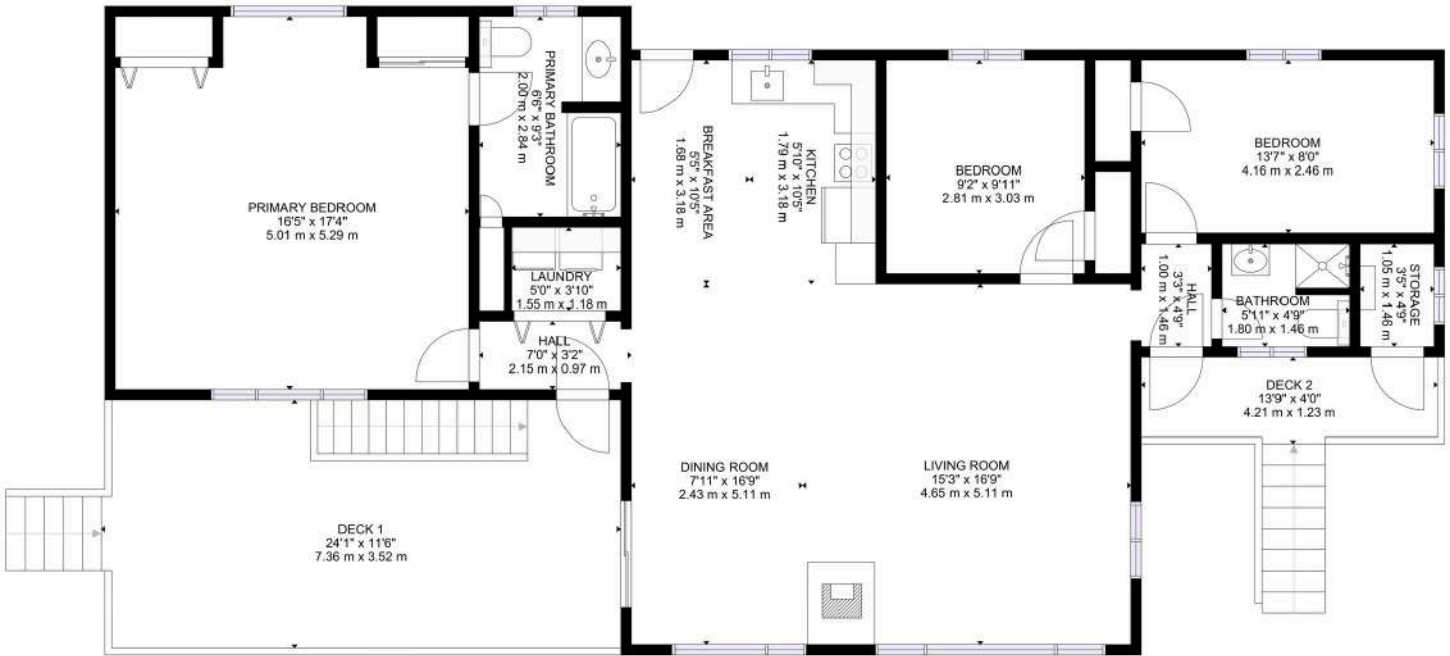
## Directions

- Opinicon Road, north on Indian Lake Road, follow to #411.

# GALLERY



# FLOORPLAN



GROSS INTERNAL AREA  
EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m<sup>2</sup>, DECK 2: 70 sq.ft, 7 m<sup>2</sup>  
TOTAL: 1215 sq.ft, 113 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=9hiYPHmDYux>

## Video Tour



Scan the QR Code or Visit:  
<https://www.youtube.com/watch?v=XkWQC-jKPUM>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/PgDW6wAzFWfWDitS6>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/411IndianLakeRoad/>

# MLS LISTING



**411 Indian Lake Rd** **List: \$525,000 For: Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** No **Taxes:** \$3,950.26/2025 **DOM:** 0

Detached **Front On:** E **Rms:** 9  
**Link:** N **Acres:** < .50 **Bedrooms:** 3  
 Bungalow **Washrooms:** 2  
 1x3xMain, 1x4xMain

**Lot:** 220 x 120 Feet Irreg:  
**Dir/Cross St:** Indian Lake Road  
**Directions:** Opinicon Road, north on Indian Lake Road, follow to #411

**MLS#:** X13014572 **PIN#:** 442880312  
**Possession Remarks:** TBD  
**Legal:** PT LT 20 CON 8 SOUTH CROSBY AS IN LR295579 EXCEPT EASEMENT THEREIN; S/T INTEREST IN LR295579; RIDEAU LAKES

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Crawl Space / Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> No <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1967 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block, Piers <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Island, Lake Access, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck, Fishing, Privacy, Seasonal Living <b>Interior Feat:</b> Primary Bedroom - Main Floor, Separate Heating Controls, Water Heater Owned <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> RW <b>Cable TV:</b> No <b>Hydro:</b> Yes <b>Gas:</b> No <b>Phone:</b> A <b>Water:</b> Other <b>Water Supply Type:</b> Lake/River <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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**Water Body Name:** Indian Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 220  
**Topography:** Hilly, Rocky, Sloping, Wooded/Treed  
**Water Features:** Dock, Island, Waterfront-Deeded  
**Access to Property:** Paved Road, Year Round Municipal Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

**Shoreline:** Shallow, Weedy, Natural  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.81	x10.17	Vinyl Floor W/O To Yard
2	Living	Main	23.29	6.23 x 16.73	Broadloom
3	Bathroom	Main	16.4	x4.92	3 Pc Bath Vinyl Floor
4	Prim Bdrm	Main	9.19	x14.76	Broadloom W/O To Deck
5	Bathroom	Main	13.45	x6.56	4 Pc Ensuite Vinyl Floor
6	2nd Br	Main	9.84	x7.87	Broadloom
7	3rd Br	Main	6.56	x9.19	Broadloom
8	Laundry	Main	13.12	x3.94	Vinyl Floor
9	Other	Lower		x 8.86	Vinyl Floor

**Client Remks:** Indian Lake cottage with level access and eastern exposure. This 3-season cottage has been in the family for many years and it is now time for new owners to enjoy time at the lake. The cottage has 3 bedrooms, 2 bathrooms, a full kitchen, dining room, large living room and laundry area. There is a woodstove in the living room for those cool spring or fall days and a large deck that overlooks the lake. Under the cottage there are 2 storage rooms as well as a full crawl space for more storage options. The cottage is located right next to the water's edge and is serviced by a lake water and septic system. This listing includes a small, private island located directly in front of the cottage - a perfect spot to pitch a tent! The lot is heavily treed with great privacy and has plenty of parking space. Indian Lake is a lake on the Rideau System with miles of boating opportunities, fishing, swimming, etc. Note: Pictures were taken in October with lower water levels. The roof is in the process of being replaced. Most/all contents included with the sale. Located less than 30 minutes south of Westport on a year-round road.

**Inclusions:** All contents, Dock  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*