



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

Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1967 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Island, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Interior Feat: Primary Bedroom - Main Floor, Separate Heating Controls, Water Heater Owned Security Feat: Smoke Detector	Zoning: RW Cable TV: No Hydro: Yes Gas: No Phone: A Water: Other Water Supply Type: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: 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	x 10.17	Vinyl Floor	W/O To Yard
2	Living	Main	23.29	x 16.73	Broadloom	
3	Bathroom	Main	6.23	x 4.92	3 Pc Bath	Vinyl Floor
4	Prim Bdrm	Main	16.4	x 14.76	Broadloom	W/O To Deck
5	Bathroom	Main	9.19	x 6.56	4 Pc Ensuite	Vinyl Floor
6	2nd Br	Main	13.45	x 7.87	Broadloom	
7	3rd Br	Main	9.84	x 9.19	Broadloom	
8	Laundry	Main	6.56	x 3.94	Vinyl Floor	
9	Other	Lower	13.12	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