




*984 feet of Clear Lake,  
all yours!*

## 224 Folly Rd, Rideau Lakes, ON

Welcome to your lakeside retreat on Clear Lake - where comfort, style, and easy waterfront living come together.

Set on an impressive 1.1-acre lot with 300 feet of shoreline, this property offers exceptional privacy and expansive lakefront enjoyment-perfect for swimming, boating, and taking in the natural surroundings. This beautifully updated cottage features rare level access to the water, making it ideal for effortless lakeside living. The cottage is serviced by a lake water system and a full septic system and a drilled well is also on the property but is not in use. Inside, you will find a warm and inviting living space highlighted by soaring cathedral ceilings and a charming wood stove that creates the perfect cozy atmosphere year-round. A beautiful dining room with views of the front yard and lake provides the perfect setting for entertaining or quiet meals.

-  # X13086288
-  \$725,000
-  3 Bedrooms
-  2 Bathrooms
-  1.1 Acres
-  Clear 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 for Sale on Clear Lake

- **Lakeside Retreat on Clear Lake:** Welcome to your lakeside retreat on Clear Lake — where comfort, style, and easy waterfront living come together. Set on an impressive 1.1-acre lot with 300 feet of shoreline, this property offers exceptional privacy and expansive lakefront enjoyment — perfect for swimming, boating, and taking in the natural surroundings. This beautifully updated cottage features rare level access to the water, making it ideal for effortless lakeside living. The cottage is serviced by a lake water system and a full septic system and a drilled well is also on the property but is not in use.
- **Inside the Cottage:** Inside, you will find a warm and inviting living space highlighted by soaring cathedral ceilings and a charming wood stove that creates the perfect cozy atmosphere year-round. A beautiful dining room with views of the front yard and lake provides the perfect setting for entertaining or quiet meals. The open feel continues into a thoughtfully updated kitchen, complete with stone countertops, modern finishes, and plenty of space for cooking and gathering. The home features engineered hardwood flooring throughout, with tile in the foyer and both bathrooms for added durability and style. Comfort is maintained year-round with electric baseboard heating.
- **Bedrooms and Layout:** The layout includes three comfortable bedrooms, a full bathroom and a private two-piece ensuite off the primary bedroom. A practical laundry area off the foyer adds everyday functionality without sacrificing convenience.
- **Year-Round Living and Investment Potential:** Whether you're looking for a peaceful full-time residence, a weekend getaway, or a smart waterfront investment, this turnkey property offers exceptional value in a sought-after lakeside setting. Don't miss your chance to own your piece of Rideau Lakes waterfront paradise.

## Directions

- Clear Lake Road to Pine Glen Road to Folly Road, follow to #224 on the left.

# MORE INFORMATION

## The Cottage

Fully renovated and winterized for four-season enjoyment, with year-round road access and electric baseboard heating already in place. The cottage sits on a sought-after point of a cove on Clear Lake, a quieter, more sheltered position that sees very little boat traffic.

## The Dock

The new dock stays in year-round, equipped with a bubbler to keep the water clear around it all winter. An option to include the lake motorboat makes this an even more turnkey arrival.

## Peace of Mind

The major systems have been attended to: septic approximately 12 years old, metal roof 8 to 10 years, hot water tank 10 years, and windows 15 years. Move in with confidence.

## The Area

The location puts some of Eastern Ontario's best day-trip destinations within easy reach. Paddle or boat across the lake to the Opinicon Resort for ice cream, try cliff jumping off the rocks, or take one lock south to Elgin for ice cream and fudge at the local shops.

## Expenses (2025)

Property Taxes	Hydro	Insurance	Road Maintenance
\$3,658.93	\$1,091.00	\$721.44	\$400.00 (2025/2026, plowing included)



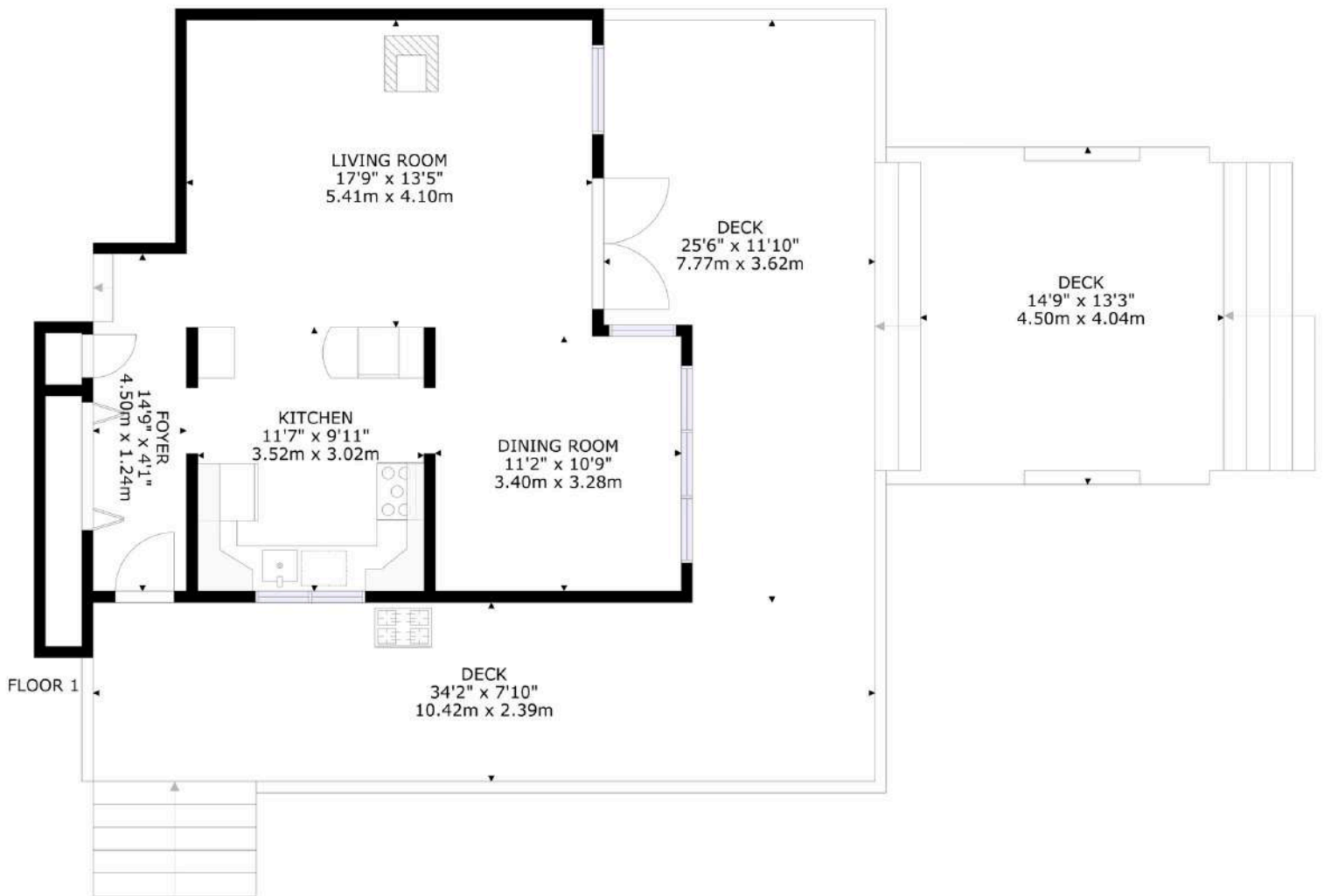
# GALLERY



# GALLERY



# FLOORPLAN 1/2



## GROSS INTERNAL AREA

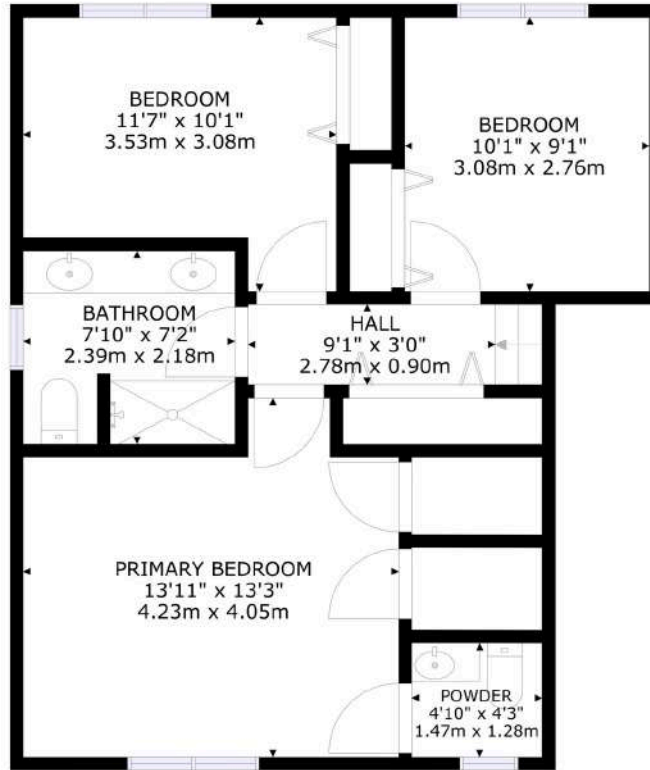
FLOOR 1: 575 sq.ft, 53.44 m<sup>2</sup>; FLOOR 2: 556 sq.ft, 51.63 m<sup>2</sup>  
EXCLUDED AREA

DECK: 747 sq.ft, 69.37 m<sup>2</sup>

TOTAL: 1131 sq.ft, 105.07 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOORPLAN 2/2

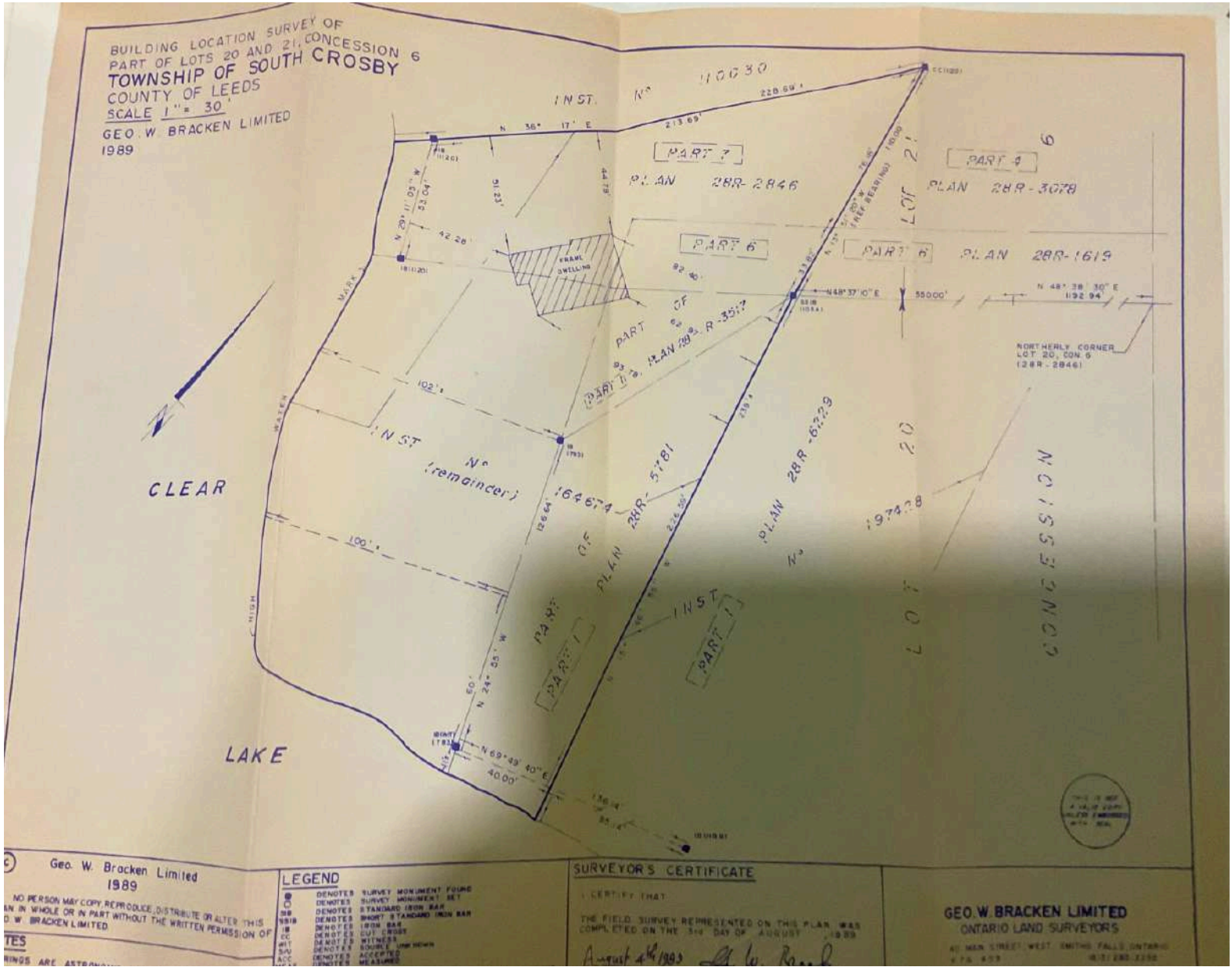


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 575 sq.ft, 53.44 m<sup>2</sup>; FLOOR 2: 556 sq.ft, 51.63 m<sup>2</sup>  
EXCLUDED AREA  
DECK: 747 sq.ft, 69.37 m<sup>2</sup>  
TOTAL: 1131 sq.ft, 105.07 m<sup>2</sup>

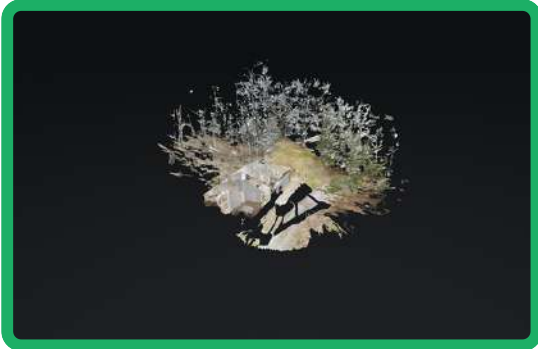
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SURVEY



# INTERACTIVE LINKS

## Virtual Tour



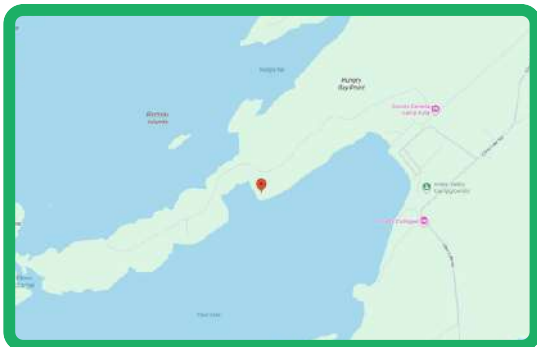
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=88vnN7LGEvH>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/W4kDGBNVgUI>

## Google Map



Scan the QR Code or Visit:  
[https://maps.app.goo.gl/pzDADhec\\_hmfzs4pn7](https://maps.app.goo.gl/pzDADhec_hmfzs4pn7)

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/224FollyRoad/>

# MLS LISTING



**224 Folly Rd**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** No **Taxes:** \$3,658.93/2025 **DOM:** 0

Detached **Front On:** S **Rms:** 9  
**Link:** N **Acre:** .50-1.99 **Bedrooms:** 3  
 Bungalow **Washrooms:** 2  
 1x4xMain, 1x2xMain

**Lot:** 300 x 349 Feet **Irreg:**  
**Dir/Cross St:** Folly Road / Pine Glen Road  
**Directions:** Clear Lake Road to Pine Glen Road to Folly Road Follow to #224 on the left

**MLS#:** X13086288 **PIN#:** 442870123

**Possession Remarks:** TBD

**Legal:** PT LT 20-21 CON 6 SOUTH CROSBY AS IN LR199800; T/W LR164674 & LR199800; RIDEAU LAKES

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood	<b>Zoning:</b> RW
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> No
<b>Basement:</b> Crawl Space	<b>Drive:</b> Private Double	<b>Hydro:</b> Yes
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b> No
<b>Heat:</b> Baseboard / Electric	<b>Tot Prk Spcs:</b> 4	<b>Phone:</b> A
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Other
<b>Central Vac:</b> No	<b>Pool:</b> None	<b>Water Supply Type:</b> Drilled Well, Lake/River
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1100-1500	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Lot Size Source:</b> GeoWarehouse	<b>GreenPIS:</b>	<b>Farm/Agr:</b> Direct
<b>Roof:</b> Metal	<b>Roof Feat:</b> Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	<b>Waterfront:</b>
<b>Foundation:</b> Concrete	<b>Exterior Feat:</b> Deck, Fishing, Privacy, Year Round Living	<b>Retirement:</b> None
<b>Assessment:</b>	<b>Interior Feat:</b> Bar Fridge, Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned	<b>Under Contract:</b>
<b>POTL:</b>	<b>Security Feat:</b> Smoke Detector	<b>HST Applicable to:</b> Not Subject to HST
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b> Shed
<b>Laundry Lev:</b> Main		<b>Survey Type:</b> Available
<b>Phys Hdcap-Eqp:</b>		

**Water Body Name:** Clear Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 300  
**Topography:** Level, Rocky, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

**Shoreline:** Clean, Deep  
**Shoreline Allowance:** None  
**Shoreline Exp:** SW  
**Alternative Power:** Unknown  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.15	x3.61	Tile Floor		
2	Kitchen	Main	11.48	x10.17	Hardwood Floor		
3	Dining	Main	11.15	x10.83	Hardwood Floor		
4	Living	Main	17.72	x13.12	Hardwood Floor	W/O To Deck	Wood Stove
5	Prim Bdrm	Main	13.45	x11.15	Hardwood Floor		
6	Bathroom	Main	4.92	x3.61	2 Pc Ensuite	Tile Floor	
7	2nd Br	Main	11.15	x9.51	Hardwood Floor		
8	3rd Br	Main	10.17	x8.53	Hardwood Floor		
9	Bathroom	Main	7.87	x7.22	4 Pc Bath	Tile Floor	

**Client Remks:** Welcome to your lakeside retreat on Clear Lake - where comfort, style, and easy waterfront living come together. Set on an impressive 1.1-acre lot with 300 feet of shoreline, this property offers exceptional privacy and expansive lakefront enjoyment-perfect for swimming, boating, and taking in the natural surroundings. This beautifully updated cottage features rare level access to the water, making it ideal for effortless lakeside living. The cottage is serviced by a lake water system and a full septic system and a drilled well is also on the property but is not in use. Inside, you will find a warm and inviting living space highlighted by soaring cathedral ceilings and a charming wood stove that creates the perfect cozy atmosphere year-round. A beautiful dining room with views of the front yard and lake provides the perfect setting for entertaining or quiet meals. The open feel continues into a thoughtfully updated kitchen, complete with stone countertops, modern finishes, and plenty of space for cooking and gathering. The home features engineered hardwood flooring throughout, with tile in the foyer and both bathrooms for added durability and style. Comfort is maintained year-round with electric baseboard heating. The layout includes three comfortable bedrooms, a full bathroom and a private two-piece ensuite off the primary bedroom. A practical laundry area off the foyer adds everyday functionality without sacrificing convenience. Whether you're looking for a peaceful full-time residence, a weekend getaway, or a smart waterfront investment, this turnkey property offers exceptional value in a sought-after lakeside setting. Don't miss your chance to own your piece of Rideau Lakes waterfront paradise.

**Inclusions:** Dock, Refrigerator, Stove, Dishwasher, 2 Canoes

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



## Questions? Contact us:

**Tammy & Heath Gurr**

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