



224 Folly Rd **List: \$725,000 For: Sale**
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 **Acres:** .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

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

Water Body Name: Clear Lake **Shoreline:** Clean, Deep
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 300 **Shoreline Exp:** SW
Topography: Level, Rocky, Wooded/Treed **Alternative Power:** Unknown
Water Features: Dock, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Year Round Private Road **Rural Services:** Cell Services, Electricity Connected, Telephone Available
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.15	x 3.61	Tile Floor
2	Kitchen	Main	11.48	x 10.17	Hardwood Floor
3	Dining	Main	11.15	x 10.83	Hardwood Floor
4	Living	Main	17.72	x 13.12	Hardwood Floor W/O To Deck Wood Stove
5	Prim Bdrm	Main	13.45	x 11.15	Hardwood Floor
6	Bathroom	Main	4.92	x 3.61	2 Pc Ensuite Tile Floor
7	2nd Br	Main	11.15	x 9.51	Hardwood Floor
8	3rd Br	Main	10.17	x 8.53	Hardwood Floor
9	Bathroom	Main	7.87	x 7.22	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