



7 Scarlett Lane **List: \$374,900 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$2,808.29/2025 **DOM:** 56

Other **Front On:** S **Rms:** 5
Link: **Acre:** .50-1.99 **Bedrooms:** 1
 Bungalow **Washrooms:** 1
 1x3xMain

Lot: 140 x 245 Feet Irreg:
Dir/Cross St: Fournier Lane / Scarlett Lane
Directions: Althorpe Road. to Fournier Lane to Scarlett Lane

MLS#: X12934248 **PIN#:** 442560086
Possession Remarks: TBD
Legal: PT LT 25 CON 4 NORTH CROSBY AS IN NC7716; T/W AS IN NC7716; RIDEAU LAKES

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: No
Basement: None	Drive: Private Double	Hydro: Yes
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: No
Heat: Other / Wood	Tot Prk Spcs: 3	Phone: Yes
A/C: None	UFFI: None	Water: Other
Central Vac: No	Pool: None	Water Supply Type: Lake/River, Sediment Filter
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 700-1100	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, Piers	Exterior Feat: Deck, Fishing, Privacy, Seasonal Living	Retirement:
Assessment:	Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	Accessibility: None
POTL:	Security Feat: Smoke Detector	Feat:
POTL Mo Fee:		Under Contract: None
Elevator/Lift:		HST Applicable to Sale Price: Not Subject to HST
Laundry Lev:		Oth Struct: None
Phys Hdcap-Eqp:		Survey Type: Available

Water Body Name: Crosby Lake
Water Body Type: Lake
Water Frontage (M): 42
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Waterfront-Deeded
Access to Property: Private Road, Seasonal Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean
Shoreline Allowance: None
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.81	x 7.55	Hardwood Floor Combined W/Dining
2	Living	Main	19.03	x 11.81	Hardwood Floor W/O To Deck
3	Bathroom	Main	8.2	x 5.58	3 Pc Bath Vinyl Floor
4	Sunroom	Main	15.09	x 6.23	Hardwood Floor W/O To Yard
5	Prim Bdrm	Main	15.42	x 11.15	Vinyl Floor Wood Stove

Client Remks: Affordable cottage located on a quiet and peaceful lake just north of the Village of Westport. This 3-season cottage is located on Crosby Lake's north shore and sits elevated among the trees 100' above the shoreline - a sanctuary among the treetops. Perfectly sized for singles, a couple, or a small group of 2-4 people, this cottage is designed for those who value privacy, tranquility, and a low-maintenance lifestyle. A space for serene weekend getaways, or a retreat tailored for "work-from-the-lake". This property and cottage have been maintained with pride by the original owners and is now ready for a new family to make memories at the lake. The floor plan is bright, open, and unique with the kitchen, dining area and living room all connected with access to a small deck. There is a full 3-pc bathroom and a sun room that is connected to the bunk room. The sunroom and connected bunk area with two bunk beds, seating area, built-in cabinets, and a modern WETT-certified wood stove offer a cozy, historic charm - ideal for a reading nook, a creative studio, or a quiet office. A meandering cedar staircase leads down to a deep, clean shoreline, the perfect launching point for swimming, canoeing, kayaking, or paddleboarding in crystal-clear water. The cottage is serviced by a triple-filtered lake water system, a full septic system, and is accessed off of a private lane. Crosby Lake is a medium sized lake with no public access so that only landowners on the lake enjoy all the lake has to offer. Located just 20 minutes north of Westport for dining, shopping, golf courses and other recreational opportunities. Well located to plan day trips in the Rideau Lakes area or to travel to larger towns such as Perth, Kingston or Ottawa. The cottage is being sold fully furnished and ready for cottage life!

Inclusions: All Appliances, All Furnishings, All contents

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