

*Your Turnkey Lake Escape
Awaits on Pristine Crosby Lake*

**PRICE
REDUCED**



372 Murphy Road #100, Rideau Lakes, ON

Beautiful 'turnkey' cottage that has been well maintained and is now ready for a new family to enjoy.

The setting is private and peaceful and there are just a few easy steps down to deep, clean water frontage on Crosby Lake. Down at the water is a large dock and a dry boathouse - a great place to store all your water toys and equipment. The cottage has 5 bedrooms, a full bathroom, a large living room with a wood stove and a nice sun-room where you can relax and enjoy watching nature and views over the lake. The property is serviced by a full septic system, a lake water system, and the cottage sits on a concrete block and wood frame foundation. The area under the cottage is a perfect place to store things for the winter. The property also has a garden shed, a woodshed and a steel, 1.5 car detached garage or workshop. Crosby Lake is a medium size lake with no public access keeping it in pristine condition for the owners. There is good fishing for bass and pike and the scenic surroundings are perfect for outdoor recreation.

X12366467

\$ **\$639,900**

 5 Bedrooms

 1 Bathroom

 1.7 Acres

 Crosby Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



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Rideau Lakes, ON**

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Listing Description

Beautiful 'turnkey' cottage that has been well maintained and is now ready for a new family to enjoy.

- The setting is private and peaceful and there are just a few easy steps down to deep, clean water frontage on Crosby Lake. Down at the water is a large dock and a dry boathouse - a great place to store all your water toys and equipment.
- The cottage has 5 bedrooms, a full bathroom, a large living room with a wood stove and a nice sun-room where you can relax and enjoy watching nature and views over the lake. The property is serviced by a full septic system, a lake water system, and the cottage sits on a concrete block and wood frame foundation.
- The area under the cottage is a perfect place to store things for the winter. The property also has a garden shed, a woodshed and a steel, 1.5 car detached garage or workshop.
- Crosby Lake is a medium size lake with no public access keeping it in pristine condition for the owners. There is good fishing for bass and pike and the scenic surroundings are perfect for outdoor recreation. What a wonderful place for a family to come together, relax and just have fun at the lake! Property is being sold fully furnished for a 'turnkey' sale.
- Location is ideal - just north of Westport for access to all amenities, shopping, dining, entertainment, etc.

Directions

Little Crosby Lake Road to Murphy Road, follow to 572 Murphy Road, follow to #100

MORE INFORMATION

Recent Upgrades & Information

- New concrete footings installed (July 2025)
- New water pump installed
- Drainage improved under cottage
- Septic tank pumped (June 4/25)
- All windows replaced
- Two new back doors installed
- Room addition overlooking the lake (2015)
- New back deck built
- All new stairs to the dock
- Gardens newly planted



GALLERY



FLOOR PLAN



GROSS INTERNAL AREA

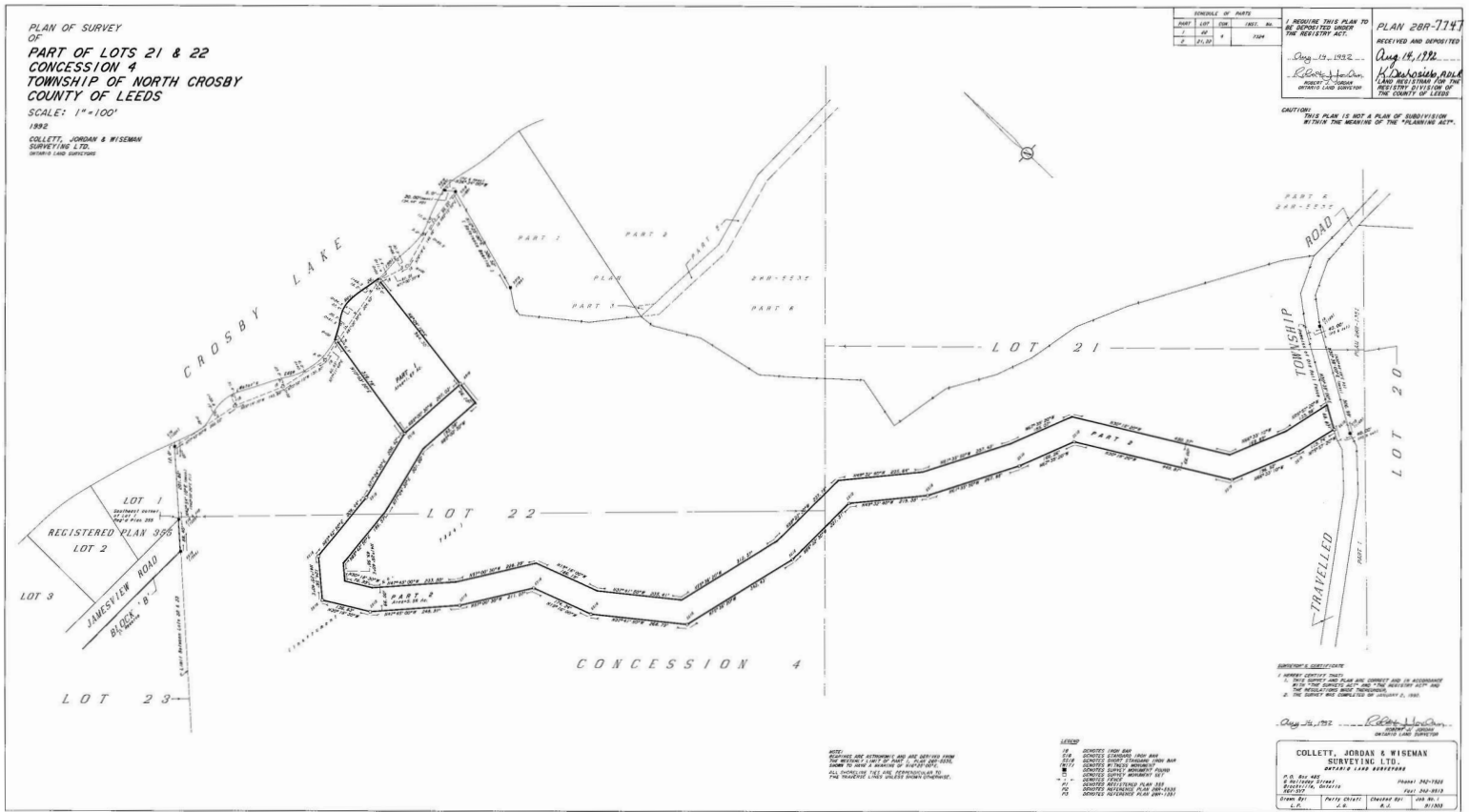
EXCLUDED AREA: DECK 1: 349 sq.ft, 32 m², DECK 2: 257 sq.ft, 24 m²

GARAGE 1: 567 sq.ft, 52 m², GARAGE 2: 219 sq.ft, 20 m²

TOTAL: 1261 sq.ft, 117 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL IMAGES



SEPTIC PUMPING RECEIPT

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE

HST #75775070
Bryan Colford

Septic Tank Pumping & Liquid Waste Disposal

P.O. Box 37, Westport, Ontario K0G 1X0

(613) 273-3078 Mobile (613) 264-3356

e-Transfer payment with invoice # to:
btcolford@hotmail.com

CUSTOMER ORDER NO.	TELEPHONE	DATE June 4/25
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NAME
Peter McGuire

ADDRESS
372 - #100 Murphy rd.

CASH ✓	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MDSE. RET'D FI	PAID OUT
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Pumped 700 gallon septic tank		300.00

SPECIAL INSTRUCTIONS
Paid Brooke.

	SUBTOTAL	
	HST / GST	39.00
	PST	
	TOTAL	339.00

e-Transfer
Net 30 days. 2% per month on overdue accounts.
All claims and returned goods MUST be accompanied by this bill.

SOLD BY	RECEIVED BY
---------	-------------

44154

Product 609

THANK YOU

INTERACTIVE LINKS

Virtual Tour



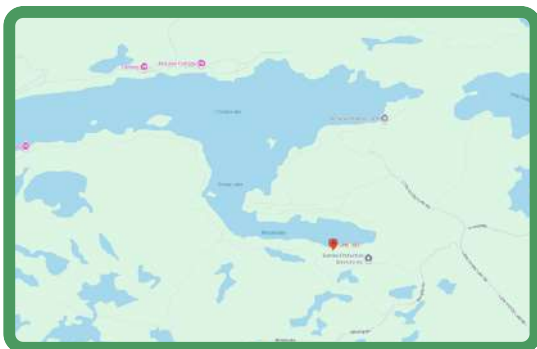
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=nYsXwVwaebb>

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/S2Un3dPaLBJ1YKYs8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/372MurphyRoad/>

MLS LISTING



372 Murphy Road #100 **List: \$639,900 For: Sale**

Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$3,472.50/2025**

Other Link: Bungalow	Front On: N Acre: .50-1.99	Rms: 10 Bedrooms: 5 Washrooms: 1 1x4xMain
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Lot: 205 x 368 Feet Irreg:
Dir/Cross St: Murphy Road / Little Crosby Lake Road
Directions:
 Little Crosby Lake Road to Murphy Road, follow to 572 Murphy Road, follow to #100

MLS#: X12366467 **PIN#:** 441010188
Possession Remarks: TBD

Kitchens: 1	Exterior: Alum Siding	Zoning: RW
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV: N
Basement: Crawl Space / Unfinished	Park/Drive: Private Double	Hydro: Y
Fireplace/Stv: Y	Drive: 4	Gas: N
Heat: Other / Wood	Drive Park Spcs: 5.5	Phone: A
A/C: None	Tot Prk Spcs:	Water: Other
Central Vac: N	UFFI:	Water Supply Type: Lake/River
Apx Age: 51-99	Pool: None	Sewer: Septic
Apx Sqft: 1100-1500	Energy Cert:	Spec Desig: Unknown
Lot Shape: Irregular	Cert Level:	Farm/Agr:
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: Direct
Roof: Asphalt Shingle	Prop Feat:	Retirement:
Foundation: Concrete Block, Wood Frame	Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	HST Applicable to: Included In
Assessment:	Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Seasonal Living	Sale Price:
POTL:	Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	Oth Struct: Shed, Garden Shed
POTL Mo Fee:	Security Feat: Smoke Detector	Survey Type: None
Elevator/Lift:		
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Body Name: Crosby Lake	Shoreline: Clean, Deep, Rocky
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 62.4	Shoreline Exp: Ne
Topography: Hilly, Wooded/Treed	Alternative Power: None
Water Features: Boathouse, Dock, Stairs to Waterfront, Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Seasonal Private Road	Rural Services: Cell Services, Electricity Connected, Internet Other, Telephone Available
Docking Type: Private	Waterfront Accessory Bldgs: Dry Boathouse-Single
Water View: Direct	
WaterfrontYN: Y	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.48	x7.87	Laminate	W/O To Deck	
2	Prim Bdrm	Main	13.12	x9.51	Broadloom		
3	2nd Br	Main	9.51	x9.51	Broadloom		
4	3rd Br	Main	11.48	x8.86	Broadloom		
5	4th Br	Main	11.48	x8.86	Broadloom		
6	5th Br	Main	11.48	x8.86	Broadloom		
7	Sunroom	Main	13.12	x 5.25	Laminate		
8	Foyer	Main	5.91	x5.25	Laminate	W/O To Deck	
9	Living	Main	21.98	x11.15	Laminate	W/O To Deck	Wood Stove
10	Bathroom	Main	15.09	x9.51	4 Pc Bath	Vinyl Floor	Combined W/Laundry

Client Remks: Beautiful turnkey cottage that has been well maintained and is now ready for a new family to enjoy. The setting is private and peaceful and there are just a few easy steps down to deep, clean water frontage on Crosby Lake. Down at the water is a large dock and a dry boathouse - a great place to store all your water toys and equipment. The cottage has 5 bedrooms, a full bathroom, a large living room with a wood stove and a nice sun-room where you can relax and enjoy watching nature and views over the lake. The property is serviced by a full septic system, a lake water system, and the cottage sits on a concrete block and wood frame foundation. The area under the cottage is a perfect place to store things for the winter. The property also has a garden shed, a woodshed and a steel, 1.5 car detached garage or workshop. Crosby Lake is a medium size lake with no public access keeping it in pristine condition for the owners. There is good fishing for bass and pike and the scenic surroundings are perfect for outdoor recreation. What a wonderful place for a family to come together, relax and just have fun at the lake! Property is being sold fully furnished for a 'turnkey' sale. Location is ideal - just north of Westport for access to all amenities, shopping, dining, entertainment, etc.

Inclusions: Most Furnishings and Contents
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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Kingston, ON K7P 2Y5

Your Total Real Estate Package!