



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: No **Taxes: \$3,472.50/2025** **DOM: 299**

Other **Front On: N** **Rms: 10**
Link: Acre: .50-1.99 **Bedrooms: 5**
 Bungalow **Washrooms: 1**
 1x4xMain

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

Legal: PT LT 22 CON 4 NORTH CROSBY PT 1 28R7747; T/W LR334917; RIDEAU LAKES

Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Wood Frame Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Alum Siding Gar/Gar Spcs: Detached / 1.5 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5.5 UFFI: Pool: None Energy Cert: Green Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Seasonal Living Interior Feat: Primary Bedroom - Main Floor, 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: Included In Sale Price: Oth Struct: Shed, Garden Shed Survey Type: None
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Water Body Name: Crosby Lake Water Body Type: Lake Water Frontage (M): 62.4 Topography: Hilly, Wooded/Treed Water Features: Boathouse, Dock, Stairs to Waterfront, Waterfront-Deeded Access to Property: Seasonal Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Clean, Deep, Rocky Shoreline Allowance: None Shoreline Exp: NE Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Internet Other, Telephone Available Waterfront Accessory Bldgs: Dry Boathouse-Single
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.48	x 7.87	Laminate W/O To Deck
2	Prim Bdrm	Main	13.12	x 9.51	Broadloom
3	2nd Br	Main	9.51	x 9.51	Broadloom
4	3rd Br	Main	11.48	x 8.86	Broadloom
5	4th Br	Main	11.48	x 8.86	Broadloom
6	5th Br	Main	11.48	x 8.86	Broadloom
7	Sunroom	Main	13.12	x 5.25	Laminate
8	Foyer	Main	5.91	x 5.25	Laminate W/O To Deck
9	Living	Main	21.98	x 11.15	Laminate W/O To Deck Wood Stove
10	Bathroom	Main	15.09	x 9.51	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