



**372 Murphy Road #100**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** No **Taxes:** \$3,472.50/2025 **DOM:** 348

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Crawl Space / Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Other / Wood<br><b>A/C:</b> None<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 51-99<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Shape:</b> Irregular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block, Wood Frame<br><b>Assessment:</b><br><b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Elevator/Lift:</b><br><b>Laundry Lev:</b> Main<br><b>Phys Hdcap-Eqp:</b> | <b>Exterior:</b> Alum Siding<br><b>Gar/Gar Spcs:</b> Detached / 1.5<br><b>Drive:</b> Private Double<br><b>Drive Park Spcs:</b> 4<br><b>Tot Prk Spcs:</b> 5.5<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Energy Cert:</b><br><b>Cert Level:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed<br><b>Exterior Feat:</b> Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Seasonal Living<br><b>Interior Feat:</b> Primary Bedroom - Main Floor, Water Heater Owned<br><b>Security Feat:</b> Smoke Detector | <b>Zoning:</b> RW<br><b>Cable TV:</b> No<br><b>Hydro:</b> Yes<br><b>Gas:</b> No<br><b>Phone:</b> A<br><b>Water:</b> Other<br><b>Water Supply Type:</b> Lake/River<br><b>Sewer:</b> Septic<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>Waterfront:</b> Direct<br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Oth Struct:</b> Shed, Garden Shed<br><b>Survey Type:</b> 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

| #  | 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