

Sunrise Side of Troy Lake



368 Troy Lake Road, Rideau Lakes, ON

Waterfront Bungalow on Troy Lake with 95 ft of Shoreline & Level Lake Access

X13875530

\$ \$649,000

2 Bedrooms

1 Bathroom

0.96 Acres

Troy Lake

Enjoy peaceful lakeside living on Troy Lake, a quiet lake in the Rideau Lakes area with no public access. This 2-bedroom, 1-bathroom waterfront bungalow offers approximately 95 ft of east-facing shoreline and level access to the water, making it an ideal setting for relaxing, entertaining, and enjoying the outdoors. The home sits on a concrete foundation and features vaulted ceilings, vinyl siding, an asphalt roof, electric baseboard heating, and a mini-split heat pump for year-round comfort. Inside, you enter into an open and bright kitchen and living area that is a welcoming and functional living space. The kitchen has a centre island that conveniently houses the washer and dryer. The bedrooms and bathroom are at the back side of the home with an entrance to the basement via a floor hatch with stairs below.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

tammygurr@royallepage.ca

(613) 273-9595



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Rideau Lakes, ON**

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Waterfront Bungalow on Troy Lake with 95 ft of Shoreline & Level Lake Access

- **Peaceful Lakeside Living on a Quiet Lake:** Enjoy peaceful lakeside living on Troy Lake, a quiet lake in the Rideau Lakes area with no public access. This 2-bedroom, 1-bathroom waterfront bungalow offers approximately 95 ft of east-facing shoreline and level access to the water, making it an ideal setting for relaxing, entertaining, and enjoying the outdoors.
- **Year-Round Comfort & Open Living Space:** The home sits on a concrete foundation and features vaulted ceilings, vinyl siding, an asphalt roof, electric baseboard heating, and a mini-split heat pump for year-round comfort. Inside, you enter into an open and bright kitchen and living area that is a welcoming and functional living space. The kitchen has a centre island that conveniently houses the washer and dryer. The bedrooms and bathroom are at the back side of the home with an entrance to the basement via a floor hatch with stairs below.
- **Deck, Dock & Fire Pit:** Step onto the large deck and enjoy peaceful lake views and the sounds of nature. The large dock with easterly views is perfect for boating, fishing, or soaking up the morning sun. A fire pit provides the perfect spot for evening gatherings.
- **Well, Septic, Shed & Starlink:** Additional features include a drilled well and septic system, storage shed, and a unique shed with woodstove that could make a great bunkie, studio, or hangout space. Starlink internet provides reliable connectivity while you enjoy the privacy and tranquility of the lake. With level access to the water, a private setting and a comfortable bungalow with a concrete foundation with easy year round access, this property offers a great opportunity for a home on the water, cottage getaway or year-round retreat.

Directions

- Jones Falls Road to Troy Lake Road, follow to #368

MORE INFORMATION

Upgrades & Systems

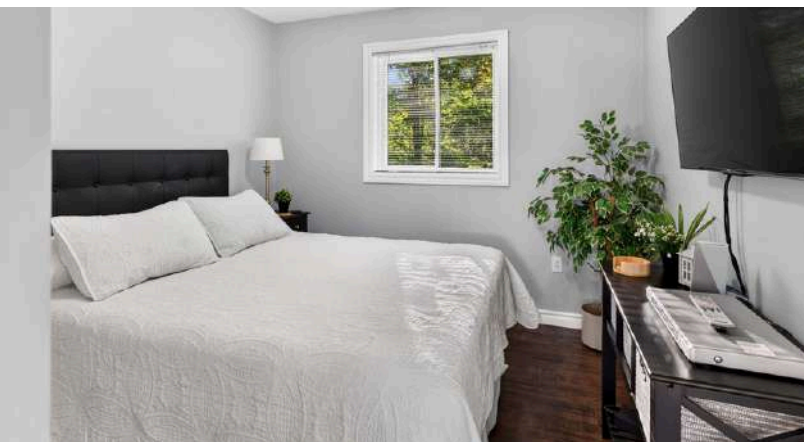
- Built in 2011; occupancy permit received October 2011
- Poured concrete foundation with 7' basement
- 200-amp electrical service
- Roof shingles (2011)
- Windows (2011)
- Electric baseboard heat, plus mini-split heat pump with air conditioning (2023)
- Drilled well, 8 GPM (2013), with UV light
- Water softener (2019)

Property & Access

- Approximately 80' of dock, fixed and floating sections
- Storage shed, 8' x 12' (contents not included)
- Shed with woodstove, 10' x 16'
- ShelterLogic portable storage shelter, 10' x 20'
- Troy Lake Road is maintained year-round by the township from Jones Falls Road to the top of the hill. The final stretch to the property is a private road; the \$100 annual association fee covers its maintenance, insurance, and snow plowing.

Utilities & Annual Costs

Taxes	Hydro & Heating	Insurance	Road Association Fee
\$3,297.63	\$3,146.63	\$1,801.44	\$100 per year



INCLUSIONS & EXCLUSIONS

Inclusions

Sold furnished and turnkey, including:

General & Outdoor

- Window coverings
- Starlink high-speed internet hardware
- Cellular booster
- Bell TV satellite dish and receiver
- Security camera system with NVR, 5 cameras, and door phone camera with notification, all with remote access
- 6-seat patio table and chairs with umbrella
- 2-seat table and chairs on deck
- 2-seat table and chairs with umbrella on dock
- Fire pit with 4 chairs
- Swing set with 3 swings
- Stainless steel barbeque
- NEW canoe
- NEW kayak
- NEW paddleboard

Living Room

- Couch, loveseat, coffee table, end table, desk,

(living room cont.) TV stand, 50" TV, plant stand, 2 lamps, stereo with outdoor speakers, ceiling fan

Kitchen

- Refrigerator, stove, washer/dryer (2011)
- Griller microwave oven, toaster, coffee maker, pots and pans, dishes, cutlery
- 4' x 8' island with 4 stools
- Ceiling fan

Bedroom 1

- Queen bed, 2 nightstands, 2 lamps, 32" TV, table under TV, DVD player, ceiling fan

Bedroom 2

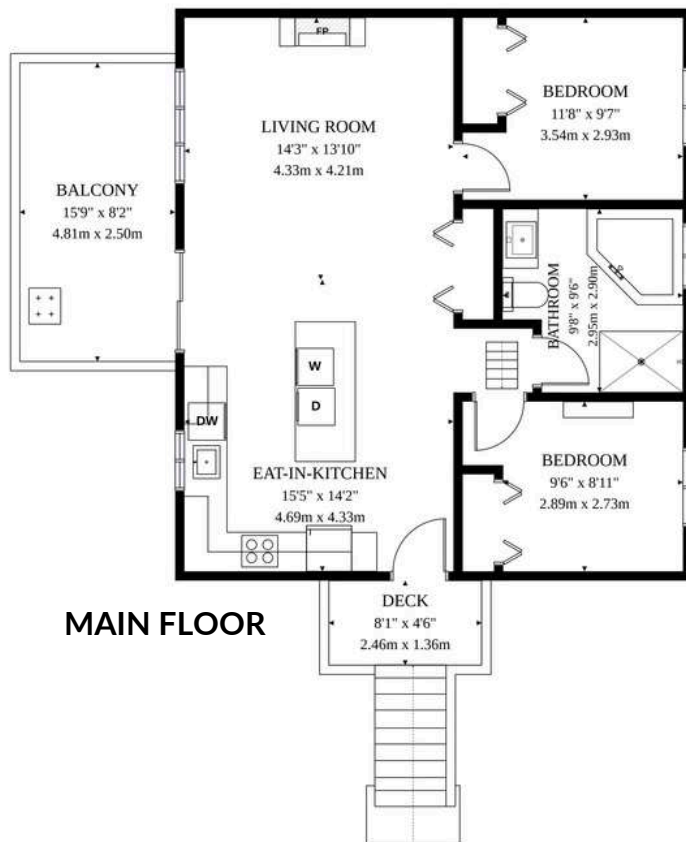
- Bunk bed (double on bottom, single on top), 1 nightstand, 1 lamp, 1 dresser, 1 floor fan

Exclusions

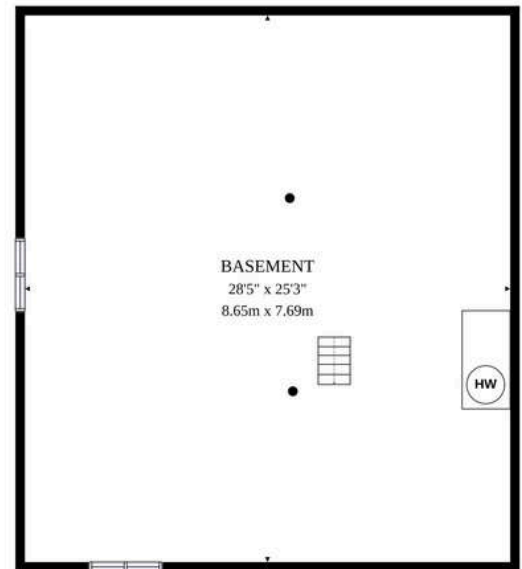
- Mirror on wall in bunk bedroom
- Pontoon boat and trailer
- All contents of the small shed



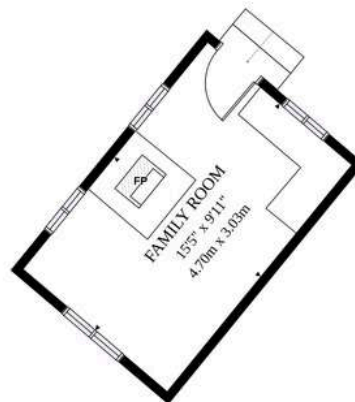
FLOORPLAN: MAIN FLOOR



MAIN FLOOR



BASEMENT



GROSS INTERNAL AREA

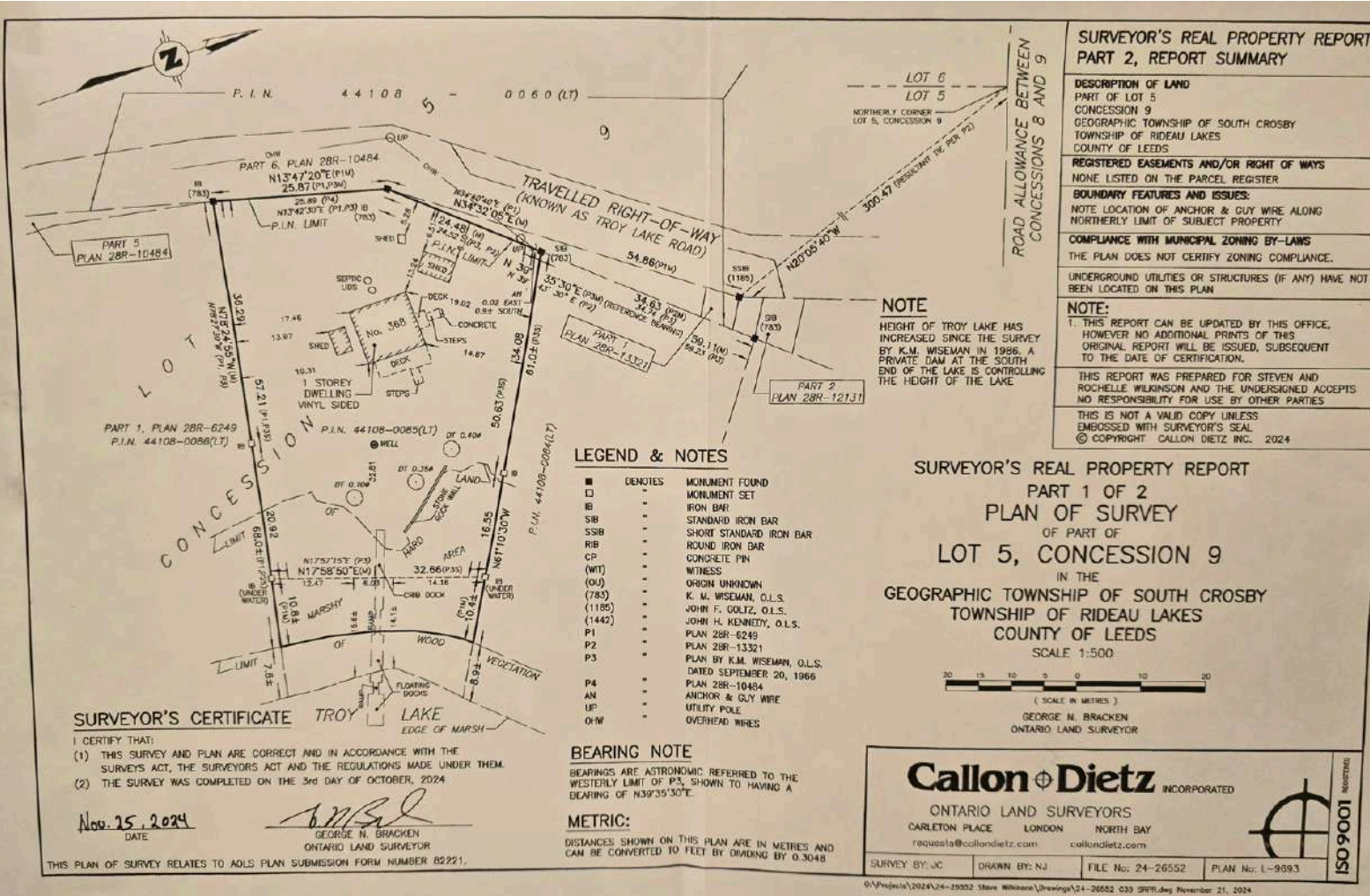
FLOOR 1: 716 sq.ft, 66.55 m²; FLOOR 2: 1022.36 sq.ft, 94.94 m²
TOTAL: 1738.36 sq.ft, 161.49 m²

EXCLUDED AREA

BALCONY: 129 sq.ft, 12.01 m²; DECK: 36 sq.ft, 3.35 m²

Sizes and dimensions are approximate, actual may vary.

SURVEY & AERIAL IMAGES





TOWNSHIP OF RIDEAU LAKES BUILDING PERMIT PERMIT NUMBER: NP 2009-0324

The person to whom this permit has been issued shall notify the Chief Building Official at least 48 hours in advance of the stages of construction specified in Section 7(e) of the OBC Act, as set forth on this permit.

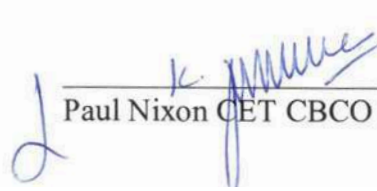
CONTRACTOR: CONNELL DAVE
WORK DESC.: NEW CLASS 4 FILTERSAND SEPTIC SYSTEM
SITE ADDRESS: 368 TROY LAKE RD
ROLL NUMBER: 08-31-836-041-29406-0000
LEGAL DESCRIPTION: CON 9 PT LOT 5
PERMIT FEE: \$500 **CONSTRUCTION VALUE:** \$
BUILDING WIDTH: **LENGTH:** **HEIGHT:**
BUILDING AREA: sq ft
ZONING DESIGNATION: WATERFRONT RESIDENTIAL
SETBACKS – MUST CONFORM TO APPROVED MINOR VARIANCE
A-11-2009

CONDITIONS: 1. 250MM OF INSITU MATERIAL MUST REMAIN OR T TIME MAY HAVE TO BE ADJUSTED 2. MANTLE = 137.5M², T = 20, CA = 25.8M², LA = 14.6M² 3. SUSPECTED HIGH WATER TABLE SO SYSTEM HEIGHTS MAY HAVE TO BE CHANGED – TEST PIT INSPECTION WILL CONFIRM

This permit is granted on the express conditions of full compliance with all the provisions of the Building code Act, S. O. C.23, as amended, regulations made there under and of any By-law or any Amendment thereto of the Municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use, etc of buildings – unless otherwise specifically so provided for and approved of in writing by the Zoning Administrator or Chief Building Official. This permit is subject to revocation pursuant to Section 8 (10) of the Building Code Act.

Issuance Date October 13, 2009

Permit Expiry Date October 13, 2010


Paul Nixon CET CBCO BCIN#18787

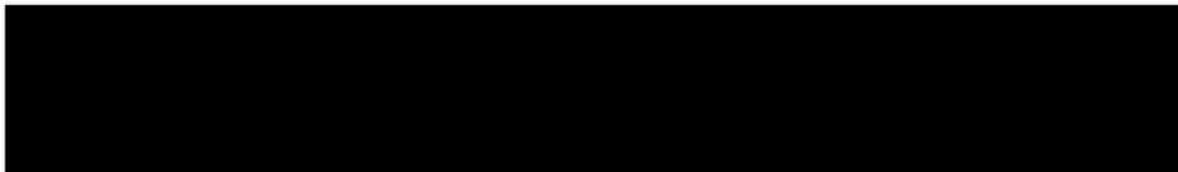

Owner/Agent Signature



TOWNSHIP OF RIDEAU LAKES BUILDING PERMIT

PERMIT NUMBER: NP 2009-0324
NEW CLASS 4 FILTERSAND SEPTIC SYSTEM

The person to whom this permit has been issued shall notify the Chief Building Official **at least 48 hours in advance** of the stages of construction specified in Section 7(e) of the OBC Act, as set forth on this permit.



SITE LOCATION: 368 TROY LAKE RD

MANDATORY RESIDENTIAL CONSTRUCTION INSPECTIONS

☒	TEST PIT INSPECTION: Site visit for test pit inspection.
☒	PRIOR TO PLACEMENT OF FILL: Prior to placement of any fill material
☒	PRIOR TO BACKFILL: Prior to covering (all affidavits, lab test results and sand gradation are to be available on site)
☒	PRIOR TO USE OF SEPTIC: All projects must have a final inspection. All safety items must be completed.

For inspections phone the Township of Rideau Lakes at 1-800-928-2250 or 1-613-928-2251

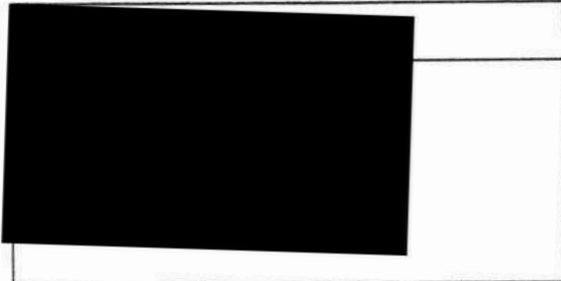
SEPTIC DOCUMENTS 3/4

Boulton Septic\Larmon's

613-353-6939 / fax: 613-353-6939
o/a 1622411 Ontario Ltd.
3806 Battersea Road
Inverary, On K0H 1X0

Invoice

Date	Invoice #
6/29/2022	37442



Customer #	Serviced	Terms
613-572-0100	6/27/2022	Due on receipt

Description	Qty	Rate	Amount
Septic Tank Pumped - June 27, 2022 HST (ON) on sales <i>Pd. By e-transfer R# 4170200152 7/6/2022</i>	1	325.00 13.00%	325.00 42.25
We appreciate your business, please let us know how we did by leaving a quick review on our facebook page.			
Subtotal			\$325.00
HST			\$42.25
Total			\$367.25

We accept Visa, Mastercard, Amex,
E-transfer, cheque and cash

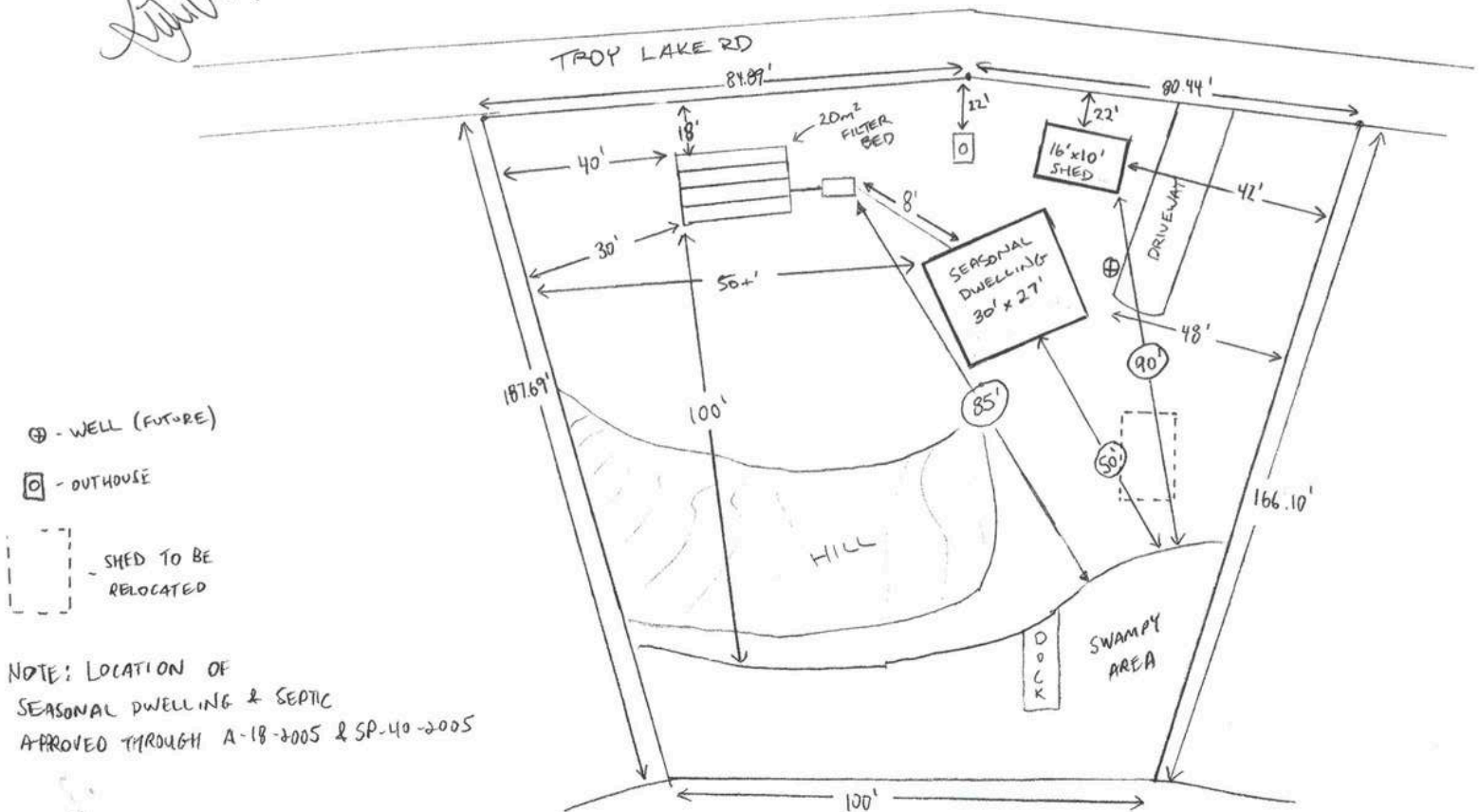
E-mail

service@boultonseptic.ca

GST/HST No. 847235470

SEPTIC DOCUMENTS 4/4

Handwritten signature: [Signature]
Handwritten text: Parcel 411366



NOTE: LOCATION OF
 SEASONAL DWELLING & SEPTIC
 APPROVED THROUGH A-18-2005 & SP-40-2005



"An Experience to Remember"

October 29, 2010



Re: Septic System Approval – Permit # NP 2009-324

Dear Mr. Wilkinson:

Attached is the Completion Certificate for the above noted permit at 368 Troy Lake Rd. dated October 29, 2010.

The Completion Certificate has been issued based on the information provided on the application and the prior to backfill inspection carried out on the above-noted date and the following provisions of compliance under Part 8 of the Ontario Building Code:

- **The sewage system shall be backfilled in compliance with the Code prior to being operated**
- **The system shall not be operated at a higher daily design flow rate than noted on the permit**
- **The sewage system shall be maintained and operated as per subsection 8.9.3 of the Code**
- **The CBO shall be advised if the system needs to be repaired due to damage from fire, flooding, etc.**

Sincerely,

Anpalahan Kandasamy (Alahan)
C.Tech, BCQ, MIET, MIBE
Deputy Chief Building Official

1439 County Road 8, Delta, Ontario K0E 1G0
(613) 928-2251 1-800-928-2250 Fax (613) 928-3097 www.twprideaulakes.on.ca



SEPTIC APPROVAL 2/2



SEWAGE SYSTEM APPROVAL TO CONSTRUCT AND CERTIFICATE OF COMPLETION

SHADED AREAS FOR OFFICIAL USE ONLY

FEE AMOUNT: <u>\$500.00</u>	DATE RECEIVED: <u>July 28/09</u>	APPROVAL #: <u>NP2009-324</u>
PREVIOUS SEPTIC INSPECTION CARRIED OUT FOR: SEVERANCE ☐ MINOR VARIANCE ☐ EXPIRED PERMIT ☐ LAND PURCHASE ☐		
SEWAGE SYSTEM APPROVAL, TEMPORARY CLASS 5 HOLDING TANK ☐ APPROVAL EXPIRATION DATE: _____		
INFORMATION TO BE COMPLETED IN BLACK INK		
OWNER(S) (Print): _____		
If land recently purchased _____		New Application ☒ Renewal ☐ *
* Attach original Permit Approval		

Accompanying APPLICATION FOR PERMIT TO CONSTRUCT OR DEMOLISH* dated: _____

PERMIT ATTACHMENTS: SCHEDULE 1 ☐ SCHEDULE 2 ☐

*Original Application to be attached or (copy) if original used for other building permits.

SEWAGE SYSTEM LOCATION AND DESCRIPTION

WARD:	CONCESSION:	LOT:	PLAN:	ASSESSMENT ROLL #: <u>0531-836-041-29406</u>	CLASS 2 GREYWATER ☐	CLASS 3 CESSPOOL ☐
CLASS 4 TANK ONLY ☐	CLASS 4 CONVENTIONAL ☐	CLASS 4 FILTERSAND ☒	CLASS 4 TERTIARY ☐	CLASS 5 HOLDING TANK ☐	OTHER:	
IF CLASS 4 TERTIARY: MAINTENANCE AGREEMENT SIGNED ON: _____ DATE: _____ FOR _____ YEARS.				TERTIARY TYPE: _____	IF CLASS 5 HAULER'S AGREEMENT SIGNED ON: _____ DATE: _____ WITH _____	
NAME OF INSTALLER (AND DESIGNER, IF APPROPRIATE) TO BE USED: <u>Dave Connell</u>						

I AGREE TO COMPLY WITH THE PROVISIONS OF THE BUILDING AND ZONING BY-LAWS OF THE MUNICIPALITY AND ALL AMENDMENTS HERETO. I ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO ENSURE THAT ARRANGEMENTS ARE MADE FOR THE NECESSARY INSPECTIONS PRIOR TO THE CONSTRUCTION AND BACKFILLING OF THE SEWAGE SYSTEM, AND THAT THE INFORMATION PROVIDED FOR THIS SEWAGE SYSTEM, ITS SUPPORTING INFORMATION AND ATTACHED DOCUMENTS ARE TRUE AND ACCURATE AND THAT THE TOWNSHIP OF RIDEAU LAKES WILL NOT BE HELD RESPONSIBLE FOR ANY INCORRECT INFORMATION PROVIDED TO IT BY ME, MY AGENT, OR MY INSTALLER/DESIGNER.

July 30/09 (DATE) [Signature] (OWNER/AGENT SIGNATURE)*

* If agent used, attach letter of authorization.

No work shall commence until the APPROVAL TO CONSTRUCT noted below has been dated and signed by the Chief Building Official.

APPROVAL TO CONSTRUCT

A Class 4 Sewage System under the Building Code Act with a maximum daily design flow of 1100 L is hereby approved for this property in the manner proposed in this Approval, its Design Information and supporting attachments, and as per any requirements defined under its Preliminary and Interim Inspection Report; and provided that the System is installed and completed within 12 months of the Application issuance date. This system shall not be backfilled or operated without a signed Certificate of Completion.

Dated this the 11 of August 2010. K. [Signature] D/CBO

Application extensions will only be considered upon written submission and payment of a renewal fee.

REFUSAL: A Sewage System Permit for this Application is refused for the reasons given in its Preliminary and Interim Inspection Report or other appropriate documentation.

Dated this the _____ of _____ CBO

CERTIFICATE OF COMPLETION

This will certify that the system was completed as per its Final Inspection Report for this Sewage System and may be operated within the terms of its approval under the Ontario Building Code and as per any requirements defined in the Final Inspection Report.

Dated this the 29 of October 2010. K. [Signature] D/CBO

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=TmvqRAHy9uW>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/ZsGsm3NlrFw>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/VCiUHbBHTdFxGGqe8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/368TroyLakeRoad/>

MLS LISTING



368 Troy Lake Rd **List: \$649,000 For: Sale**

Rideau Lakes Ontario K0G 1E0

Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp
Leeds and Grenville

SPIS: No **Taxes:** \$3,297.63/2026

Detached

Front On: E

Rms: 5 + 2

Link: N

Acre: .50-1.99

Bedrooms: 2

Bungalow

Washrooms: 1

1x4xMain

Lot: 95 x 212 Feet **Irreg:**

Dir/Cross St: Troy Lake Road / Jones Falls Road

Directions: Jones Falls Road to Troy Lake Road, follow to #368

MLS#: X13875530

PIN#: 441080085

Possession Remarks: TBD

Legal: PT LT 5 CON 9 SOUTH CROSBY AS IN LR364021 T/W LR364021; RIDEAU LAKES

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Baseboard, Fan Coil, Heat Pump / Electric
A/C: Other
Central Vac: No
Apex Age:
Year Built: 2009
Yr Built Source: MPAC
Apex Sqft: 700-1100
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Poured Concrete
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Garage: No
Gar/Gar Spcs: None / 0
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Lake Access, Level, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Privacy, Year Round Living
Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls, Water Heater Owned, Water Softener
Security Feat: Smoke Detector

Zoning: RW
Cable TV: No
Hydro: Yes
Gas: No
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Garden Shed, Shed
Survey Type: None

Water Body Name: Troy Lake

Water Body Type: Lake

Water Frontage: 95 Feet

Topography: Flat, Level, Wooded/Treed

Water Features: Dock

Access to Property: Year Round Municipal Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Yes

Waterfront: Direct

Shoreline: Natural, Soft Bottom

Shoreline Allowance: None

Shoreline Exp: E

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	13.45	x12.8	Vinyl Floor	W/O To Deck	Combined W/Laundry
2	Living	Main	15.42	x13.78	Vinyl Floor	W/O To Deck	Vaulted Ceiling
3	Prim Bdrm	Main	11.15	x9.19	Vinyl Floor		
4	2nd Br	Main	11.15	x8.53	Vinyl Floor		
5	Bathroom	Main	9.19	x8.86	4 Pc Bath	Whirlpool	Vinyl Floor

Client Remks: Enjoy peaceful lakeside living on Troy Lake, a quiet lake in the Rideau Lakes area with no public access. This 2-bedroom, 1-bathroom waterfront bungalow offers approximately 95 ft of east-facing shoreline and level access to the water, making it an ideal setting for relaxing, entertaining, and enjoying the outdoors. The home sits on a concrete foundation and features vaulted ceilings, vinyl siding, an asphalt roof, electric baseboard heating, and a mini-split heat pump for year-round comfort. Inside, you enter into an open and bright kitchen and living area that is a welcoming and functional living space. The kitchen has a centre island that conveniently houses the washer and dryer. The bedrooms and bathroom are at the back side of the home with an entrance to the basement via a floor hatch with stairs below. Step onto the large deck and enjoy peaceful lake views and the sounds of nature. The large dock with easterly views is perfect for boating, fishing, or soaking up the morning sun. A fire pit provides the perfect spot for evening gatherings. Additional features include a drilled well and septic system, storage shed, and a unique shed with woodstove that could make a great bunkie, studio, or hangout space. Starlink internet provides reliable connectivity while you enjoy the privacy and tranquility of the lake. With level access to the water, a private setting and a comfortable bungalow with a concrete foundation with easy year round access, this property offers a great opportunity for a home on the water, cottage getaway or year-round retreat.

Inclusions: See inclusion list

Exclusions: Mirror on wall in Bunk Bedroom, Pontoon Boat & Trailer, All contents of shed **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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640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!