



368 Troy Lake Rd
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp
 Leeds and Grenville
SPIS: No **Taxes:** \$3,297.63/2026 **DOM:** 0
List: \$649,000 For: Sale
Last Status: NEW
 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	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: N	Garage: No	Cable TV: No
Basement: Unfinished	Gar/Gar Spcs: None / 0	Hydro: Yes
Fireplace/Stv: N	Drive: Private Double	Gas: No
Heat: Baseboard, Fan Coil, Heat Pump / Electric	Drive Park Spcs: 4	Phone: A
A/C: Other	Tot Prk Spcs: 4	Water: Well
Central Vac: No	UFFI:	Water Supply Type: Drilled Well
Apx Age:	Pool: None	Sewer: Septic
Year Built: 2009	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 700-1100	GreenPIS:	Waterfront: Direct
Lot Size Source: GeoWarehouse	Prop Feat: Lake Access, Level, Waterfront, Waterfront, Wooded/Treed	Retirement:
Roof: Asphalt Shingle	Exterior Feat: Deck, Fishing, Privacy, Year Round Living	HST Applicable to: Not Subject to HST
Foundation: Poured Concrete	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls, Water Heater Owned, Water Softener	Sale Price:
Assessment:	Security Feat: Smoke Detector	Oth Struct: Garden Shed, Shed
POTL:		Survey Type: None
POTL Mo Fee:		
Elevator/Lift:		
Laundry Lev: Main		
Phys Hdcap-Eqp:		

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	x 12.8	Vinyl Floor	W/O To Deck	Combined W/Laundry
2	Living	Main	15.42	x 13.78	Vinyl Floor	W/O To Deck	Vaulted Ceiling
3	Prim Bdrm	Main	11.15	x 9.19	Vinyl Floor		
4	2nd Br	Main	11.15	x 8.53	Vinyl Floor		
5	Bathroom	Main	9.19	x 8.86	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