2017-08-12

577 LITTLE CROSBY LAKE ROAD #104, Westport K0G 1X0 ML#: 1055199



Status: **Active** List Price:

816- Rideau Lakes (N Crosby) Dist/Neigh:

Sub Type: Twp

Municipality: Rideau Lakes Twp Frontina: Northeast

Neigh Name: **Crosby Lake** # Acres: Lot Size: 70 ' x 168.5 SaFt:

Yes Seasonal:

Zoning Desc: Seasonal/Rec

Occupancy: Vacant

Legal Desc: PT LT 23 CON 4 NORTH CROSBY AS IN LR199197; RIDEAU

LAKES TOGETHER WITH AN EASEMENT OVER PT LT 23 CON 4

\$199,000

Residential

NORTH CROSBY AS IN LR199197 AS IN LE48168

Directions: From Westport take Perth Rd N. towards Perth - Turn left onto Little Crosby Lake Rd. - Follow onto Charlie

Zoning:

Lane - Turn right onto Livingston Lake - Property is on the Left

Public Remarks: Here is your chance to own waterfront on Crosby Lake! This 3 season cottage has 3 bedrooms, a 3-piece bath,

70 feet of swimmable waterfront, and comes fully furnished. There is new flooring throughout and a new upper deck which gives way to wonderful views overlooking Crosby Lake. Would make for an excellent start-up

cottage! Call today for your private viewing.

Property Information -

Style: **Detached** Type: 1 1/2 Storey Total Beds: Total Baths: 1 Builder: Model: Beds AG: FB/PR Bths: 1/0 3 Year Built: Unknown #Gar: Beds BG: 0 Ensuites: Parking Desc: #Cover: Total Park: Gravel O Heat Desc: Other (See Remarks) Heat Fuel: Other (See Remarks) **Wall Unit** Air Conditioning: Roof: **Asphalt Shingle** Water Supply: **Lake Intake** # FP: FP Fuel:

Exterior Finish: Vinyl Sewer: Other (See Remarks)

Construction: Foundation: Other (See Remarks)

Basement Dev: Basement Desc: None None (No Basement) Floor Covering: Laminate Fire Retrofit:

Microwave, Refrigerator, Stove Appliances Incl: Feat/Equip Incl: Bar-B-Que, Ceiling Fan, Furnished

Site Influences: Deck, Hydro, Lakefront, Lakeview, Sloping Lot, Waterfront

Neigh Influences: **Water Nearby**

Exclusions:

Rental Equip: None.

Restrictions:

Assistive Feat:

Room Information -

Room Type Level Dimensions Room Type Level Dimensions Room Type Level Dimensions Living/Dining Main 15' x 13' Kitchen Main 9'4" x 8' Loft 2nd 7'6" x 9'4" 9'4" x 7'4" 9'4" x 7 **Master Bedrm** 2nd 9'4" x 13' **Bedroom** Main **Bedroom** Main

Bath 3-Piece Main

Assoc/POTL Fee: \$30 Taxes/Yr: \$1,741.00/2017 Survey/Yr:

Fee Frea: Annual Assmt/Yr:

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information -

FD: PR: CD: DOM: SD: SP: SRD: