



**ZACH SHEA**  
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**2017-10-16**

**577 LITTLE CROSBY LAKE ROAD #104, Westport K0G 1X0**

**ML#: 1055199**

**Price Change**



Status: **Active**  
 Dist/Neigh: **816- Rideau Lakes (N Crosby) Twp**  
 Municipality: **Rideau Lakes Twp**  
 Neigh Name: **Crosby Lake**  
 Lot Size: **70' x 168.5'**  
 Zoning: **Seasonal/Rec**  
 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 NORTH CROSBY AS IN LR199197 AS IN LE48168**

List Price: **\$189,900**  
 Sub Type: **Residential**  
 Fronting: **Northeast**  
 # Acres:  
 SqFt:  
 Seasonal: **Yes**

**Directions/Remarks**

Directions: **From Westport take Perth Rd N. towards Perth – Turn left onto Little Crosby Lake Rd. – Follow onto Charlie 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: <b>Detached</b>	Type: <b>1 1/2 Storey</b>	Total Beds: <b>3</b>	Total Baths: <b>1</b>
Builder:	Model:	Beds AG: <b>3</b>	FB/PR Bths: <b>1/0</b>
Year Built: <b>Unknown</b>	#Gar: <b>0</b>	Beds BG: <b>0</b>	Ensuites:
Parking Desc: <b>Gravel</b>		#Cover: <b>0</b>	Total Park: <b>3</b>
Heat Desc: <b>Other (See Remarks)</b>		Heat Fuel: <b>Other (See Remarks)</b>	
Air Conditioning: <b>Wall Unit</b>		Roof: <b>Asphalt Shingle</b>	
Water Supply: <b>Lake Intake</b>		# FP:	FP Fuel:
Exterior Finish: <b>Vinyl</b>		Sewer: <b>Other (See Remarks)</b>	
Foundation: <b>Other (See Remarks)</b>		Construction:	
Basement Desc: <b>None</b>		Basement Dev: <b>None (No Basement)</b>	
Floor Covering: <b>Laminate</b>		Fire Retrofit:	
Appliances Incl: <b>Microwave, Refrigerator, Stove</b>			
Feat/Equip Incl: <b>Bar-B-Que, Ceiling Fan, Furnished</b>			
Site Influences: <b>Deck, Hydro, Lakefront, Lakeview, Sloping Lot, Waterfront</b>			
Neigh Influences: <b>Water Nearby</b>			
Exclusions:			
Rental Equip: <b>None.</b>			
Restrictions:			
Assistive Feat:			

**Room Information**

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
<b>Living/Dining</b>	<b>Main</b>	<b>15' x 13'</b>	<b>Kitchen</b>	<b>Main</b>	<b>9'4" x 8'</b>	<b>Loft</b>	<b>2nd</b>	<b>7'6" x 9'4"</b>
<b>Master Bedrm</b>	<b>2nd</b>	<b>9'4" x 13'</b>	<b>Bedroom</b>	<b>Main</b>	<b>9'4" x 7'4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9'4" x 7'</b>
<b>Bath 3-Piece</b>	<b>Main</b>							

**Other Property Information**

Assoc/POTL Fee: **\$30**  
 Fee Freq: **Annual**  
 Taxes/Yr: **\$1,741.00/2017**  
 Assmt/Yr:  
 Survey/Yr:

**Office Information**

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

**Conditional/Sold/Other Information**

FD:  
 DOM: **173**  
 SRD:  
 PR:  
 SD:  
 CD:  
 SP: