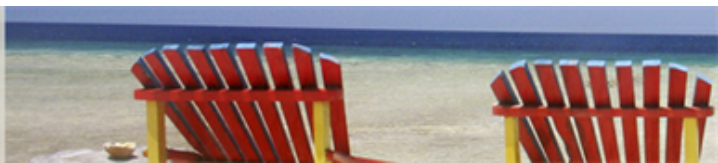




SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
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 http://www.rideaurealty.ca



216 CREEK CROSSING LANE, Westport K0G 1X0

ML#: 1214877



Status: Active
Dist/Neigh: 816- Rideau Lakes (N Crosby) Twp
Municipality: Loon Lake
Neigh Name: Loon Lake
Lot Size: 145' x 162'
Zoning: Seasonal
Zoning Desc: Seasonal
Legal Desc: PT LT 1-2 CON 9 NORTH CROSBY PT 6 R76; T/W LR242607 EXCEPT THE EASEMENT THEREIN RE PT 1 R97; RIDEAU LAKES

List Price: \$439,000
Sub Type: Residential
Fronting: East
Acres: 0.438
SqFt:
Seasonal:

Directions/Remarks

Directions: From Kingston take Perth Road towards Westport, turn right onto Creek Crossing Lane...from Hwy 15 turn onto County Rd 42 towards Westport, left onto Hutchings Side Rd, left onto Perth Rd, left onto Creek Crossing Lane & follow to Pin #216.

Public Remarks: What a gem this property could be. 4 season cottage / home on Loon Lake which is part of the historic Rideau System and has access to 5 other lakes (Newboro, Clear, Indian, Benson, Mosquito) before having to travel through locks. There is also a two bay boathouse and the nice shoreline includes your own boat launch area and loads of parking as well. The cottage / home has 3 large bedrooms, 2 baths, a huge living room area that leads out onto a big deck that's all facing the water and some fantastic views. There is a partial unfinished basement with laundry & utility area. There is a drilled well and septic system. Only 5 minutes from the villages of Westport and Newboro and an easy commute to Kingston. Don't wait on this one!

Property Information

Style:	Detached	Type:	1 1/2 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Gravel			#Cover:	0	Total Park:	5
Heat Desc:	Baseboard			Heat Fuel:	Electricity		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:		FP Fuel:	
Exterior Finish:	Wood			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Part			Basement Dev:	Unfinished		
Floor Covering:	Carpet W/W & Mixed, Vinyl			Fire Retrofit:	N/A		
Appliances Incl:	Dryer, Refrigerator, Stove, Washer						
Site Influences:	BoatHouse, Deck, Hydro, Lakefront, Waterfront						
Neigh Influences:	Recreation Nearby, Water Nearby						
Exclusions:	Personal Items						
Rental Equip:	None						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'1" x 11'7"	LIVRM	Main	12'9" x 23'6"	BATH2	Main		BEDRM	Main	11'6" x 11'10"
BEDRM	2nd	11'10" x 15'5"	BEDRM	2nd	10'5" x 15'5"	BATH3	2nd				

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Taxes/Yr: \$2,807.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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