



**ZACH SHEA**  
 Broker  
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**31 STEVENS CREEK LANE, Westport K0G 1X0**

**ML#: 1343186**



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:**  
**Neigh Name:** Loon Lake  
**Lot Size:** 617.14 ' x 0 ' Irregular  
**Zoning:**  
**Zoning Desc:** Recreational  
**Possession:** TBD  
**Legal Desc:** PT LT 1 CON 8 NORTH CROSBY PT 1 28R11112; T/W LR376739; RIDEAU LAKES

**List Price:** \$674,900  
**Sub Type:** Residential  
**Fronting:** Northwest  
**# Acres:** 2.820  
**Seasonal:**

Directions/Remarks

**Directions:** From Perth Road turn onto Massassauga Road - Left onto Leisure Point Road - Stay on Leisure Point Road till you get to Stevens Creek Lane (on your left) - Follow to Pin #31

**Public Remarks:** Welcome to Loon Lake of the Rideau System! Situated on a spacious 2.8-acre lot with over 600 feet of waterfront, this property boasts stunning views of the lake and its surroundings. This 3-season cottage features 2 beds and 1 bath as well as a Bunkie with its own bathroom for additional guests. The Maibec siding and new windows throughout, including SunSpace windows in the enclosed porch, give the cottage a modern and stylish feel while blending seamlessly with the natural surroundings. The cottage is equipped with a septic system, lake intake, and is heated via a Woodstove, ensuring a comfortable stay. The boathouse with a lift provides convenient access to the lake, perfect for boating and water sports. This cottage comes fully furnished, making it a turnkey option for anyone looking for a hassle-free escape to the lake. With its peaceful setting, stunning views, and comfortable accommodations, this property is the perfect place to unwind and enjoy the beauty of the Rideau System.

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Storey)	<b>Total Beds:</b>	3	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	1/1
<b>Year Built:</b>	1971/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Open			<b>#Cover:</b>	0	<b>Total Park:</b>	3
<b>Heat Desc:</b>	Wood Plus			<b>Heat Fuel:</b>	Wood		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Lake Intake			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Wood Siding			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Other (See Remarks)			<b>Construction:</b>			
<b>Basement Desc:</b>	None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Laminate, Vinyl			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dishwasher, Microwave, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Furnished, Wood Stove						
<b>Site Influences:</b>	Acreage, BoatHouse, Lakefront, Waterfront						
<b>Neigh Influences:</b>	Highspeed Available, Recreation Nearby, Water Nearby						
<b>Exclusions:</b>	Personal Items.						
<b>Rental Equip:</b>	None.						
<b>Restrictions:</b>	None						
<b>Secondary Dwelling Unit (SDU):</b>	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	7'2" x 12'3"	LIVRM	Main	11'7" x 13'9"	DINRM	Main	8'8" x 9'2"	EPRCH	Main	23'0" x 7'5"
BEDRM	Main	11'1" x 8'10"	BEDRM	Main	11'4" x 8'9"	BATH3	Main		BEDRM	SDU	14'10" x 11'3"
BATH2	SDU										

**Pets Allowed:**

Other Property Information

**Taxes/Yr:** \$2,758.00/2022  
**Assoc/POTL Fee:** \$150.00/Year includes Common Area Maintenance  
**Multimedia URL:** <https://youtu.be/MnkKqsURhyw>  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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