



337 Moulton Farm Lane
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$3,472/2025

List: \$925,000 For: Sale

Detached **Front On:** E **Rms:** 5 + 5
Link: N **Acre:** .50-1.99 **Bedrooms:** 1 + 3
Bungalow **Washrooms:** 2
2x4

Lot: 260 x 0 Feet **Irreg:**
Dir/Cross St: Moulton Farm Lane and Creek Crossing Lane
Directions:
From Perth Rd (County Rd 10) turn onto Creek Crossing Lane then turn right onto Moulton Farm Lane and follow to pin #337

MLS#: X12372258 **PIN#:** 441060284
Legal: PT LT 2 CON 10 NORTH CROSBY PT 1, 2 AND 3 28R6413 EXCEPT PT 5 28R13829; S/T AND T/W LR33272 EXCEPT THE EASEMENT THEREIN RE PT 1 R97; T/W LR33271 EXCEPT THE EASEMENT THEREIN RE PT 1 R97; T/W LR35950; S/T AND T/W LR315599 EXCEPT THE EASEMENT THEREIN RE PT 1 R97; RIDEAU LAKES
Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Electric A/C: None Central Vac: N Apx Age: Year Built: 1991 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: MPAC Roof: Metal Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Waterfront Interior Feat: Sauna, Water Treatment	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Boundary Only
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Water Body Name: Loon Lake
Water Body Type: Lake
Water Features: Dock
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Mixed, Natural
Shoreline Allowance: Owned
Alternative Power: None
Easements/Restrict: Unknown
Waterfront Accessory Bldgs: Multiple Slips

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.19	x 12.8	
2	Dining	Main	7.15	x 12.8	
3	Living	Main	13.12	x 22.28	
4	Br	Main	11.38	x 14.53	
5	Laundry	Main	8.14	x 5.48	
6	2nd Br	Lower	12.34	x 9.71	
7	3rd Br	Lower	12.34	x 10.04	
8	4th Br	Lower	11.71	x 14.14	
9	Family	Lower	12.34	x 13.02	

Client Remks: Welcome to your year-round retreat on beautiful Loon Lake, part of the historic Rideau System. This 4-bedroom, 2-bath home/cottage offers the perfect balance of relaxation and convenience just minutes to the charming village of Westport and an easy commute to Kingston. Set on approximately 1.1 acres with nearly 260 feet of natural shoreline, you'll love the calm waters, ideal fishing and endless boating adventures. A covered boat slip is perfect for smaller boats, while your own party barge dock is made for sunny afternoons and refreshing dips (or put a motor on it and take it out on the lake). The bigger dock is perfect for your larger boat and other water toys. The home features an inviting open-concept kitchen, dining, and living area, ideal for entertaining. Step out onto the expansive upper deck to take in sweeping lake views, or relax in the screened-in area off the finished walkout basement, perfect spot to gather with friends over an evening beverage. Additional highlights include a two-car attached garage, a separate studio/bunkie for guests or a quiet office, and even your own