

		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: \$975,000 For: Sale	
		Detached Link: N Bungalow	Front On: E Acre: .50-1.99	Rms: 5 + 5 Bedrooms: 1 + 3 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 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 Sale Price: Included In Oth Struct: Survey Type: Boundary Only	
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 indoor sauna for year-round relaxation. Whether you're looking for a peaceful family getaway or a full-time lakeside residence, this property offers the best of cottage living with modern comforts all in a stunning natural setting. Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All existing window coverings and light fixtures					