

FOR SALE DOM: 0

List Date: 8/27/2019

Sold Date:

43 Bay Ridge LN

Rideau Lakes Township K0G 1X0

K19005633

Residential | Detached | Freehold

\$429,000 (LP)

(SP)



Virtual Tour

Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
1	1	1	1		40

Age Range: **31-40 Years** Garage **No**
 SqFt Range: Waterfront **Yes**
 Lot Size: **125.90** x **210.0**
 Property Size: **0.5 -0.99 Acres** **0.60**

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Residential**
 PIN: **441010218**
 Taxes: **\$3,288.79 (2019)**
 Possession:
 Access: **Private**
 Rentals: **Propane Tank**

Legal Desc: **PT LT 23 CON 4 NORTH CROSBY PT 3 28R1082; T/W LR82332 & LR258992; RIDEAU LAKES**

Directions: **Rd #10 North from Westport, left on Little Crosby Lake Rd., Left on Robert Lane, left on Bay Ridge**

Crosby Lake

WF (ft): **125.98** WF Exp: **South**

WF Features: **Dock, Dock-Floating, Stairs to WF**

Shoreline: **Rocky**

Ext Finish: **Vinyl Siding**
 Roof: **Metal**
 Foundation **Block, Walkout**

Water	Sewer	Amps
Drilled Well, Lake/River Intake	Septic	100

Basement Full Basement	Basement Finish Partially Finished
Heating Fuel Electric, Propane Gas	Heating Type Baseboard, Fireplace
FP: Propane	HW Heat: Electric

Driveway: **Double**
 D/W Details: **Gravel**
 Prkg Spaces:
 Garage Features:

Int Features: **Ceilings-greater than 8'**

Ext Features:

Services: **Hydro, Telephone**

Site Infl: **Gradual Slope, Scenic View**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl: Condo Elements:					

Chattels Included

Carbon Monoxide Detector, Ceiling Fan(s), Dock, Dryer, Light Fixture(s), Microwave, Refrigerator, Smoke Detector, Storage Shed, Stove, Washer, Window Coverings

Fixtures Excluded

Public Remarks This moderately elevated, well kept bungalow is located on a nicely landscaped property with westerly views overlooking Murphy Bay on beautiful Crosby Lake. The bungalow features two bedrooms and a full bathroom on the main level in addition to a large kitchen and dining room. The living room features a floor to ceiling stone propane fireplace for added comfort in cooler temperatures. An office area and a separate sunroom, with large windows overlooking the shoreline and waterfront, can be accessed from the living room. A large recreation room, an additional bedroom, a workshop as well as a two piece bathroom with a shower rough-in in place, are all features of the lower level. The walk out door from this level leads to the beautifully landscaped yard with storage sheds, stairs leading to the lake deck, and the large dock on this clean, spectacular waterfront. The property is easily accessed just within 15 minutes north of Westport and 1.5 hour drive from Ottawa.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	11'4 x 13'9	Softwood	MBDRM	MFLR	10'5 x 12'4	Carpet	UTLRM	BLVL	23'2 x 8'11	Cement
4PCB	MFLR	4'4 x 6'6	Ceramic	BDRM	MFLR	10'5 x 9'5	Carpet				
FOYER	MFLR	4'4 x 4'11	Softwood	2PCB	BLVL	6'8 x 9'2	Vinyl/Linoleum				
LIVRM	MFLR	19'6 x 13'9	Softwood	BDRM	BLVL	9'4 x 14'4	Cement				
OFFIC	MFLR	6'3 x 11'7	Softwood	LAUND	BLVL	7' x 11'	Cement				

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
Broker

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