

365 YVON LANE

Westport, Ontario K0G 1X0

MLS®: 1391257



\$749,900 **New Listing**

Active

Style of Dwelling **Detached**

Bedrs Total **3**

Type of Dwelling **Bungalow(1 Storey)**

Baths Total **1**



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"I'm an old-fashioned guy... I want to be an old man with a beer belly sitting on a porch, looking at a lake or something." - Johnny Depp. While building a beer belly isn't for everyone, sitting on your deck or dock and enjoying the tranquillity of a lake probably is. Crosby Lake is a picturesque, peaceful lake offering great fishing, lovely boating and swimming. This property sits in a quiet cove up high and nestled amongst the trees. The gorgeous view of the lake is a natural splendour. The cottage is well-appointed and very easily maintained. This completely updated home (since 2019) is a 3 bed and 1 bath plus a bunkie that offers plenty of sleeping accommodations. There is a lower-level gym that can be finished as a living space. Crosby Lake is just over an hour from Ottawa and just under 30 min from either Perth or Westport. The \$100 annual fee is for summer road maintenance (the road may be cleared in the winter at an additional fee.) There is a 24 Hour irrevocable on offers.

About 365 YVON, Westport, Ontario K0G 1X0

Directions: From Highway 7 take Bolingbroke Road South to left on Althorpe, Right on Yvon Lane. If you enter the address in Google Maps, it will come up as "N C. Fire Rte 5-1." This address will take you there.

General Description

Status	Active
ML Number	1391257
Property Sub Type	Residential
District/Neighbourhood #	816- Rideau Lakes (N Crosby) Twp
Municipality	Westport
Fronting On	North
Lot Size	110 x 490 - Irregular
Number of Acres	2.020
Zoning Designation	Waterfront Res.
Legal Description	PT LT 26 CON 5 NORTH CROSBY AS IN LR176015 S/T LR176015 T/W LR211591; RIDEAU LAKES

Interior Features

Style of Dwelling	Detached
Type of Dwelling	Bungalow(1 Storey)
Bedrs Total	3
Bedrs Above Grade	3
Bedrs Below Grade	0
Baths Total	1
Baths Full	1
Baths Partial	0
Ensuite Baths	0
Basement Description	Low, Part
Basement Dev	Partly Finished
Floor Coverings	Hardwood, Tile
Appliances Included	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer

Rooms

Living Rm Level Main 15'9" x 11'8"
Dining Rm Level Main 12'1" x 11'8"
Kitchen Level Main 9'9" x 11'8"
Primary Bedrm Level Main 9'9" x 9'7"

Bedroom

Level Main
9'10" x 9'7"

Bedroom

Level Main
9'2" x 9'7"

Full Bath

Level Main
6'11" x 6'9"

Sunroom

Level Main
9'6" x 9'5"

Gym

Level Lower
18'11" x 15'2"

Storage Rm

Level Lower
19'3" x 6'3"

Exterior / Construction

Year Built	1966
Age Description	Approx
Parking Description	None
Number of Garage Spaces	0
Number of Covered Spaces	0
Total Parking	4
Exterior Finish	Siding, Stone
Foundation	Block
Features Equipment Included	Bar-B-Que, Ceiling Fan, TV Antenna, Furnished, Hot Water Tank, Satellite Dish, Storage Shed, Wall Mounted TV, Window Blinds
Site Influences	Balcony, Deck, Exercise Room, Hydro, Lakefront, Treed Lot, Waterfront
Neighbourhood Influences	Highspeed Available
Exclusions	Leg Press Machine in Gym
Rental Equipment	None
Property Restrictions	Right Of Way

Utility Information

Heat Description	Baseboard
Heating Fuel	Electricity
Air Conditioning Description	None
Water Supply	Lake Intake
Sewer Type	Septic Installed
Number of Fireplaces	1
Fireplace Fuel	Gas
Fire Retrofit	N/A

Financial Information

Association/POTL Fee	100
Association/POTL Fee Frequency	Annual
Property Taxes	\$3,039
Property Tax Year	2023
Addl Images URL	https://www.kellysuccess.com/listings-forsale/395-yvon-lane-westport-816/

Notes for you and your agent

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