

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$585,000

Welcome to 84 Lakeside Lane

On Cross Lake, South Algonquin



Cheryl Bolger
Sales Representative



CONTACT DETAILS:



705-457-9994



cheryl@cherylbolger.ca



705-306-9450



troyausten.ca

Property Client Full

84 Lakeside Lane, South Algonquin, Ontario K0J 2M0

Listing

84 Lakeside Lane South Algonquin**Active / Residential Freehold / Detached****MLS® #: X13508298****List Price: \$585,000****Price Decrease****Nipissing/South Algonquin/South Algonquin**

Tax Amt/Yr: **\$2,537.47/2026** Transaction: **Sale**
 SPIS: **No** DOM: **45**
 Legal Desc: **See attached Schedule**

Style: **Bungalow** Rooms Rooms+: **9+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **156.00** Fronting On: **N**
 Lot Depth: **342.00** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **ON-118 E to Loop Rd/Haliburton County Rd 648 to Elephant Lake Rd/Peterson Rd to ON-62N to Madawaska Road to ON-523 to Lyell Lake Landing Rd and follow to #84 Lakeside Lane**

PIN #: **492290355**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **480103000109400**

Contact After Exp: **No**
 Survey Year/Type: **Available**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Partial Basement, Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric, Wood**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Deck**
 Exterior Feat: **Metal**
 Roof: **Concrete Block**
 Foundation: **Concrete Block**
 Soil Type: **None**
 Alternate Power: **None**
 Water Name: **Cross Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Frontage: **47.55**
 Water Features: **Dock**
 Under Contract: **Seasonal Priv Rd**
 Shoreline: **Clean, Deep, Sandy**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Lake**

Exterior: **Board/Batten**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size: **Cell Services, Electrical**
 Rural Services: **Security Feat:**

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter: **Dock**
 Waterfront Feat: **Bunkie**
 Waterfront Struc: **Well Capacity:**
 Well Depth: **Septic**
 Sewers: **Unknown**
 Special Desig: **Farm Features:**
 Winterized: **Winterized:**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North East**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to your private waterfront retreat on beautiful Cross Lake (also known as Lyell Lake) in South Algonquin. This charming three season insulated cottage offers 156 feet of pristine shoreline with crystal-clear water, providing the perfect setting for swimming, boating, paddling, fishing, and making lifelong family memories. Lovingly maintained and offered turnkey, this fully furnished property is ready for you to start enjoying from day one. This warm and inviting cottage features three bedrooms, one bathroom, and an open-concept living area with a cozy wood-burning fireplace. Large windows showcase beautiful lake views while filling the space with natural light. Step outside to the large deck and newer dock, where you'll spend endless days enjoying the peaceful waterfront. A separate bunkie offers additional space for family and guests, while the ATV shed provides ample storage for all your recreational gear. Surrounded by Crown land, this property offers exceptional privacy and direct access to nature. Explore nearby trails, paddle quiet waters, watch abundant wildlife, or simply unwind in the tranquility that makes this area so special. Whether you're looking for a family cottage or an escape from the city, this turnkey waterfront property offers the authentic Ontario cottage lifestyle you've been dreaming of.**

Inclusions: **See attached chattels list**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **08/14/2026**

Rooms

MLS® #: X13508298

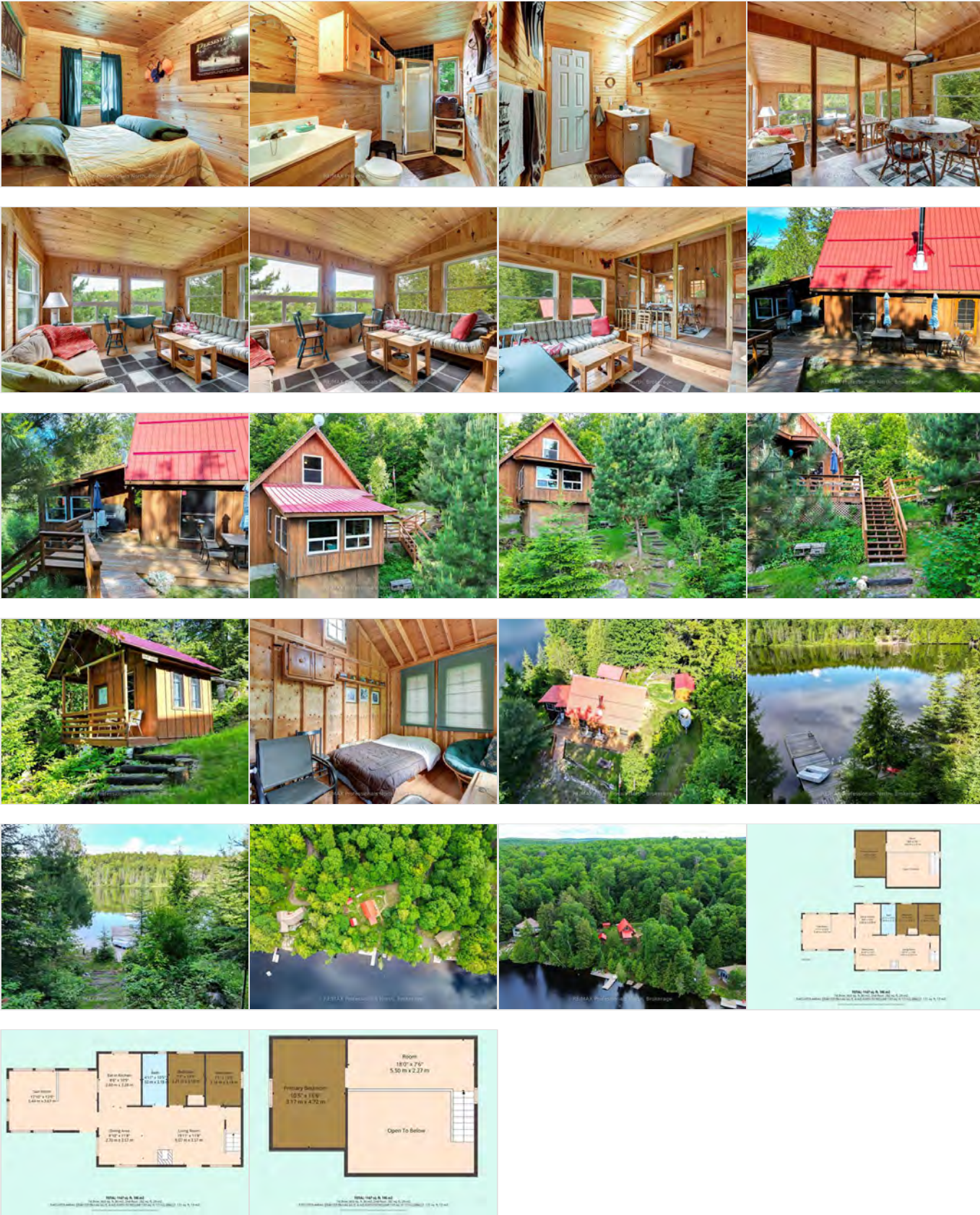
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.07 M X 3.57 M	19.91 Ft x 11.71 Ft		
Dining Room	Main	2.04 M X 3.57 M	6.69 Ft x 11.71 Ft		
Kitchen	Main	2.6 M X 3.28 M	8.53 Ft x 10.76 Ft		Eat-In Kitchen
Bedroom	Main	2.21 M X 3.18 M	7.25 Ft x 10.43 Ft		
Bedroom	Main	2.16 M X 3.18 M	7.09 Ft x 10.43 Ft		
Sunroom	Main	5.44 M X 3.67 M	17.85 Ft x 12.04 Ft		
Other	Second	5.5 M X 2.27 M	18.04 Ft x 7.45 Ft		
Primary Bedroom	Second	3.17 M X 4.72 M	10.40 Ft x 15.49 Ft		
Bathroom	Main			3	

Photos

MLS® #: X13508298

84 Lakeside Lane, South Algonquin, Ontario K0J 2M0





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Chattels

Included

- 3 Double Beds
- 2 Double Futons
- 1 Single Bed
- 3 Couches
- 1 Loveseat
- Dressers, Tables, Lamps
- Tv, Stand, Bell Dish
- Fridge, Stove, Microwave
- 2 Dining Tables and Chairs
- Picnic Table on Dock
- 2 Muskoka Wooden Chairs
- Round Table on Deck and Chairs
- Gas Weedeater and Tools
- Dishes, Cutlery, Glasses, Pots, Pans
- 2 Umbrellas

Excluded

- Personal Items
- Heavy Grey Plastic Outdoor Furniture
- Kayaks and Paddles
- Raft
- Paddleboat
- Fishing Boat and Trailer
- Utility Trailer
- SUP and Paddles



Seller



Buyer

Additional Information

- Hydro Costs - \$1000-\$1500/yr approx.
- Wood Cords per Season - One third face cord
- Cell Service - Yes
- Septic Installer - Len Picarski
 - Instal Date - 1997
 - Septic Last Pumped by - Neuman, Bancroft
- Water Treatment System - No
- Winterized - Yes
- Age of Building - 1996
- Age of Roof - 1996
- Insurance Company - Intact, Port Perry
- Road - Seasonal Private Road
 - Road is not plowed in the winter. Snowmobile access only, or snowshoe in
- Road Fees/Assc. Dues - \$200/yr



TOTAL: 1147 sq. ft, 106 m2

1st floor: 865 sq. ft, 80 m2, 2nd floor: 282 sq. ft, 26 m2

EXCLUDED AREAS: LOW CEILING: 42 sq. ft, 4 m2, OPEN TO BELOW: 187 sq. ft, 17 m2, WALLS: 121 sq. ft, 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

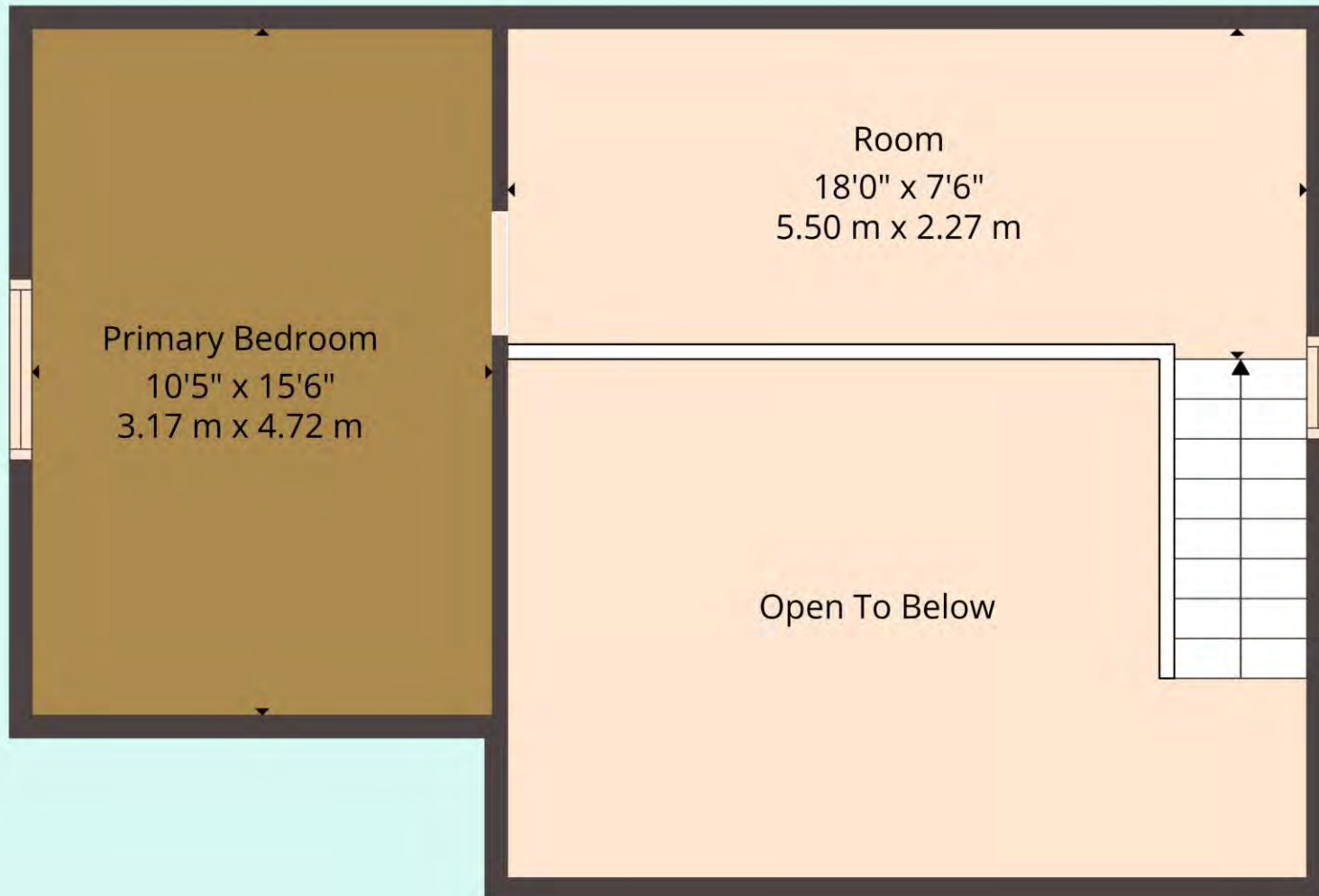


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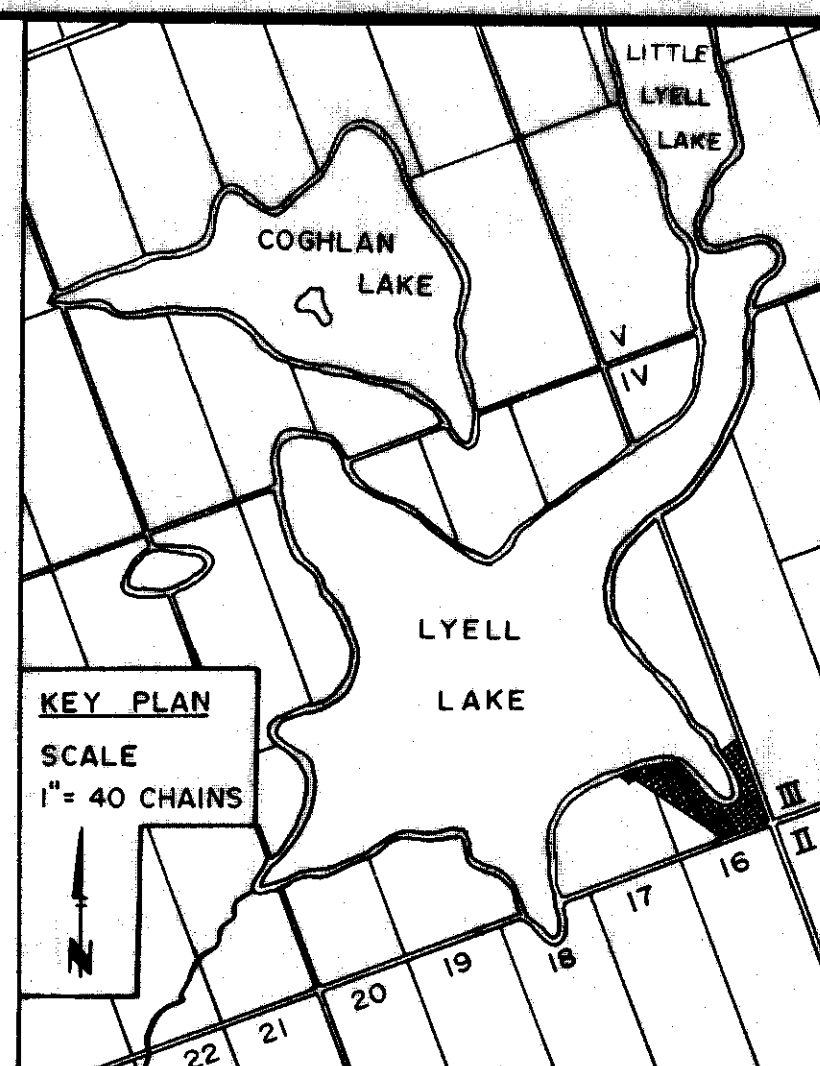
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PLAN AND FIELD NOTES
OF SUBDIVISION OF
PART of BROKEN LOTS 16 and 17
CONCESSION III
TOWNSHIP of LYELL
DISTRICT of NIPISSING
SCALE 1" = 100 FEET
B. TOMPSETT, O.L.S.
1966.



M-381

PLAN M-381 REGISTERED SEPT 15, 1966
AND ENTERED ON PARCEL 30279--
NIPISSING - VOL. 130
S. S. Gurnee
MASTER of TITLES

SHORELINE TRAV. DATA

LINE	COURSE	STA.	TIE	BRG.
1-2	S 36°55'E	268'46	0+00	54°
2-3	S 47°37'30"E	210'65	0+78	38°
3-4	S 31°16'E	220'35	1+61	25°
4-5	S 62°45'W	292'93	2+69	15°
5-6	N 41°44'W	288'67	0+50	23°
6-7	N 58°05'30"W	413'67	1+50	24°
7-8	N 56°05'W	281'80	2+20	50°
8-8A	N 56°45'30"W	169'05	0+80	78°17'W
8A-9	N 56°45'30"W	185'31	1+50	90°Rt.
9-10	N 56°36'W	250'13	2+20	90°Rt.
10-11	N 77°00'W	216'50	0+50	90°Rt.

LEGEND:

- S.I.B.-BC..... DENOTES STANDARD IRON BAR (1"x1"x48") WITH CROWN LANDS BRONZE CAP AND 4" WOOD POST.
- R.B.-BC..... DENOTES ROCK BAR (1"x1"x6") CEMENTED IN ROCK WITH CROWN LANDS BRONZE CAP AND 4" WOOD POST.
- S.S.I.B..... DENOTES SHORT STANDARD IRON BAR (1"x1"x24") AND 4" WOOD POST
- I.B..... DENOTES IRON BAR (5/8"x5/8"x24")
- FD..... DENOTES FOUND
- PL..... DENOTES PLANTED

NOTE:

BEARINGS ARE ASTRONOMIC, DERIVED FROM OBSERVATIONS ON POLARIS AT SHORE TRAVERSE STATION NO. 5, AND REFERRED TO THE MERIDIAN THROUGH THE CENTRE OF THE TOWNSHIP OF LYELL, BEING THE NORTH-EAST ANGLE OF LOT 16, CONCESSION VIII. GOVERNING LINE FOR THE BEARINGS OF THE LOTS WITHIN THE SUBDIVISION IS THE SOUTH-EAST LIMIT OF BLOCK A - COURSE N 69°56'E, 638'66.

- MATHEMATICAL CLOSURES WERE MADE OF ALL THE LOTS AND BLOCKS WITHIN THE SUBDIVISION, AND LINEAL ERROR DID NOT EXCEED 1/5,000.
- THE WATER LEVEL IS NOT CONTROLLED.
- THE HIGH WATER MARK WAS ESTABLISHED BY THIS SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- I WAS PRESENT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
- THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
- THE SURVEY WAS COMPLETED ON THE 9TH DAY OF MARCH, 1966.

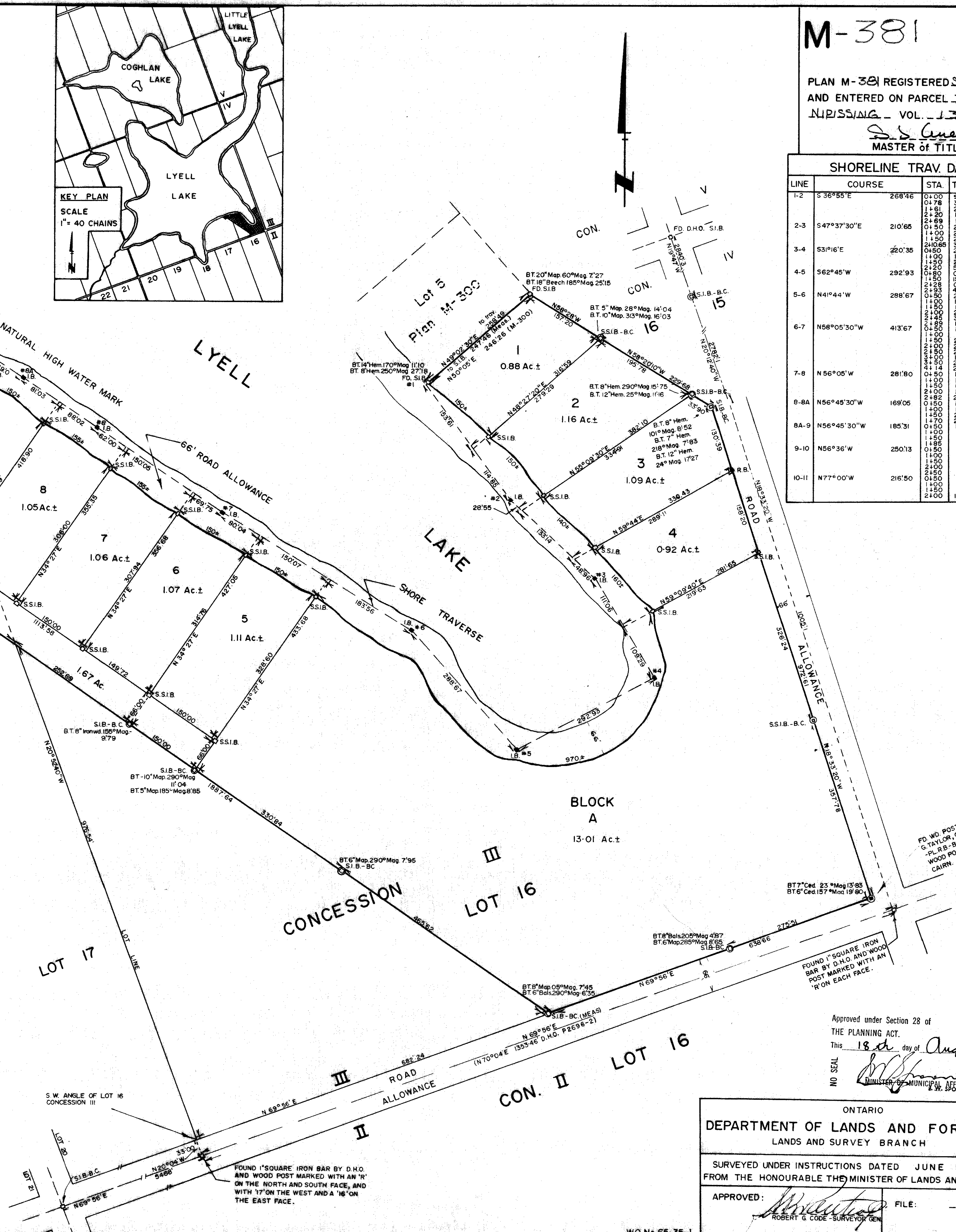
MARCH 11, 1966.

B. Tompsett
B. TOMPSETT
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

LOTS 1-12 INCLUSIVE, REAR ROAD ALLOWANCE, AND BLOCK A AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED, HAVE BEEN LAID OUT IN ACCORDANCE WITH INSTRUCTIONS, AND REAR ROAD ALLOWANCE IS HEREBY DEDICATED AS PUBLIC HIGHWAY.

G.H. Bayly
G.H. BAYLY
DEPUTY MINISTER OF LANDS AND FORESTS



Approved under Section 28 of
THE PLANNING ACT.
This 18th day of August, 1966
NO SEAL
MINISTER OF MUNICIPAL AFFAIRS
W. B. BROWN

ONTARIO
DEPARTMENT OF LANDS AND FORESTS
LANDS AND SURVEY BRANCH

SURVEYED UNDER INSTRUCTIONS DATED JUNE 1, 1965
FROM THE HONOURABLE THE MINISTER OF LANDS AND FORESTS

APPROVED: [Signature]
ROBERT G. COLE - SURVEYOR GEN.
FILE: 172581

W.O. No. 65-35-1

JUNE 20, 1966

M-381

PLAN 36R-12465

RECEIVED AND DEPOSITED

DATE
DEC. 29, 2006

DATE
MAY 7, 2008

4. F. GRANDER

REGISTERED PROFESSIONAL SURVEYOR

PROVINCE OF ONTARIO

RECORD THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE
DEC. 29, 2006

DATE
MAY 7, 2008

4. F. GRANDER

REGISTERED PROFESSIONAL SURVEYOR

PROVINCE OF ONTARIO

SCHEDULE		
PART	SHORE ROAD ALLOWANCE	PLAN
1	PT ALONG LYELL LAKE LYING IN FRONT OF LOTS 5 & 17, CONCESSION 3	PN
2, 3, 4	PT ALONG LYELL LAKE LYING IN FRONT OF LOT 16, CONCESSION 3	PN
5, 6		

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

PLAN OF SURVEY
OF PART OF SHORE ROAD ALLOWANCE ALONG LYELL LAKE LYING IN FRONT OF LOTS 16 & 17, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF LYELL NOW IN THE TOWNSHIP OF SOUTH ALGONQUIN DISTRICT OF NIPISSING
SCALE 1" = 30' 0" 30' 0" FEET
H. F. GRANDER O.L.S. 2006.

NOTES.

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO A NORTH LIMIT OF THE REAR ROAD ALLOWANCE AS SHOWN ON THIS PLAN. ALL DISTANCES ARE IN FEET.
SSB - STANDARD IRON BAR 48" LONG
SSB - SHORT STANDARD IRON BAR 24" LONG
B - IRON BAR 3/8" DIAMETER 24" LONG
B - IRON BAR 3/8" DIAMETER 48" LONG
M - METERS FOUND - D DENOTES PLANTED
WIT - WITNESS
P - CORNER OF LANDS AND FORESTS (LAND AND SURVEY BRANCH)
PLAN 12 - PLAN 36R - 0063
PLAN 13 - PLAN 36R - 0076
PLAN 14 - PLAN 36R - 0076
PLAN 15 - PLAN 36R - 0076
PLAN 16 - PLAN 36R - 0076
PLAN 17 - PLAN 36R - 0076
UNLESS OTHERWISE SHOWN

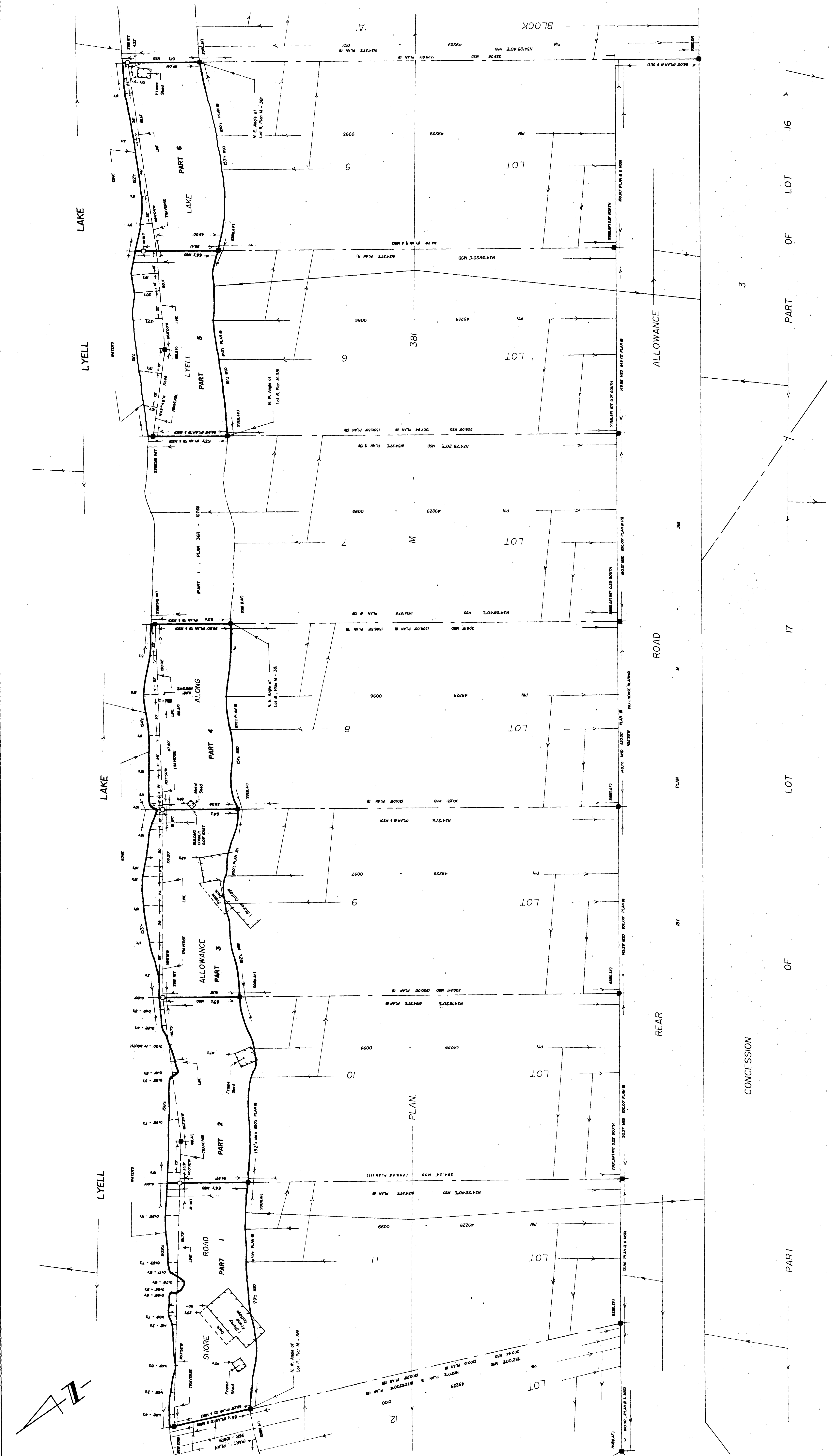
SURVEYOR'S CERTIFICATE.

I CERTIFY THAT:
1. THE SURVEYOR HAS BEEN DULY QUALIFIED AND IS A MEMBER OF THE SURVEYORS' ASSOCIATION OF ONTARIO.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF NOVEMBER, 2006.

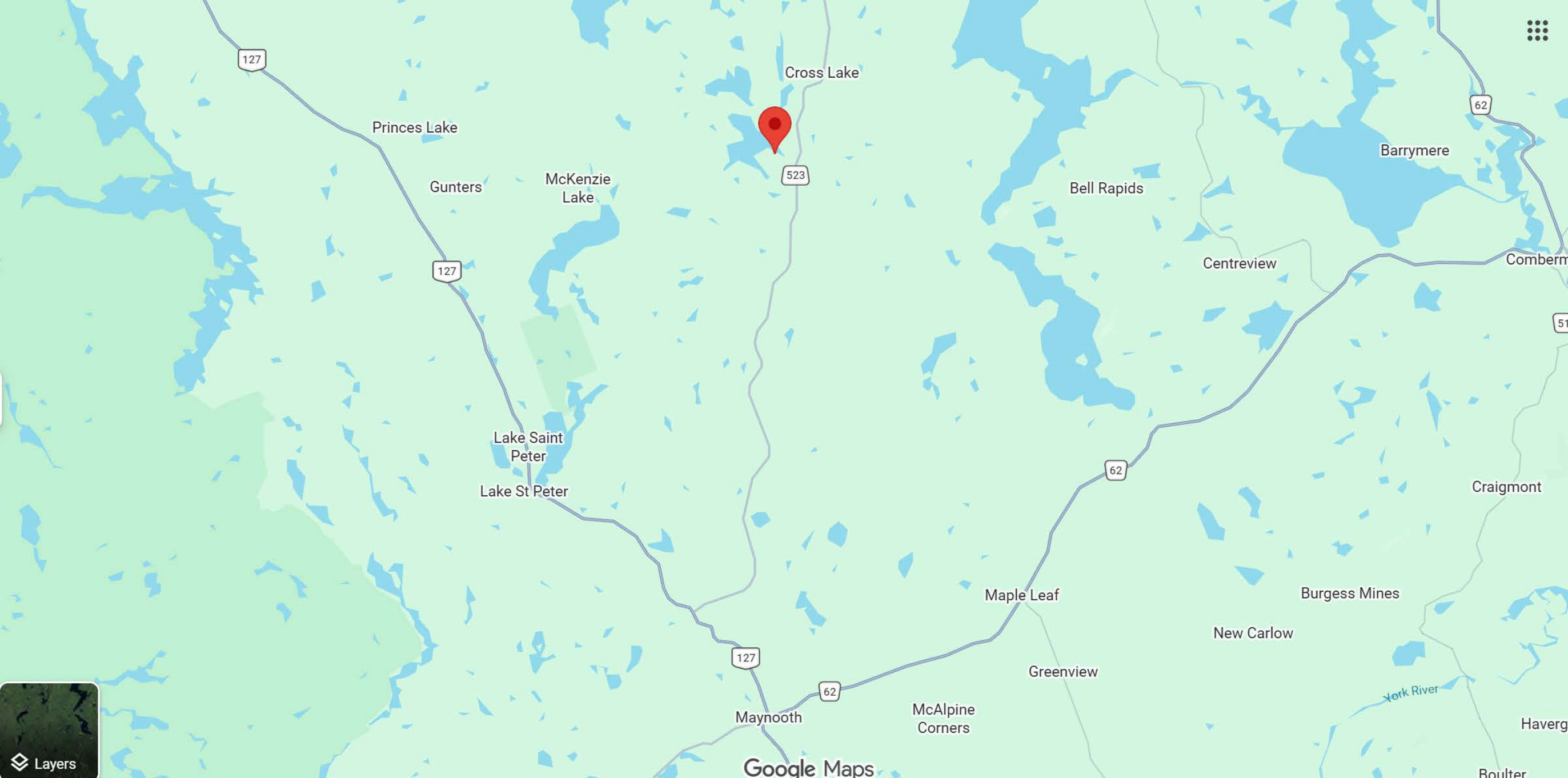
DECEMBER 29, 2006
H. F. GRANDER
REGISTERED PROFESSIONAL SURVEYOR

H. F. GRANDER Co. Ltd.
ONTARIO LAND SURVEYOR
8753 HWY 7A WEST, UNIT 10
PORT PEWITT, ONTARIO
L1A 4A9
TEL: (905) 881-1111
FAX: (905) 881-1112

PROJECT No. 66889 - R







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Princes Lake

Gunters

McKenzie Lake

Cross Lake

523

Bell Rapids

Barrymere

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Centreview

Comber

51

Lake Saint Peter

Lake St Peter

Craigmont

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Maynooth

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Maple Leaf

Greenview

McAlpine Corners

Burgess Mines

New Carlow

York River

Havergill

Boulter

Google Maps

Layers