

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



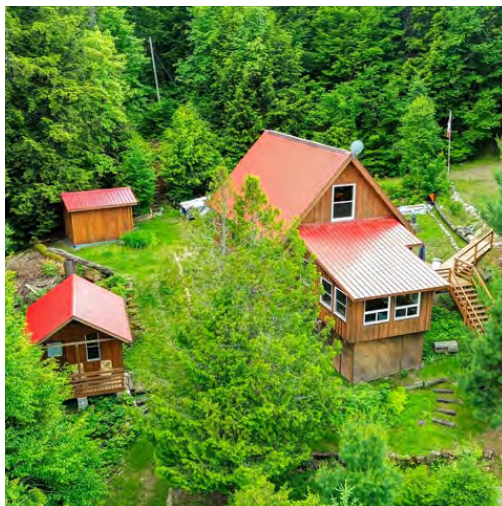
\$589,000

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



Welcome to your private waterfront retreat on beautiful Cross Lake (also known as Lyell Lake) in South Algonquin. This charming four-season 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 workshop 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, a year-round getaway, or an escape from the city, this turnkey waterfront property offers the authentic Ontario cottage lifestyle you've been dreaming of.

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: \$589,000****New Listing****Nipissing/South Algonquin/South Algonquin**

Tax Amt/Yr: **\$2,537.47/2026** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 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**

Possession Date:

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

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: **Cross Lake**
 Water Name: **Yes**
 Waterfront Y/N: **Bunkie**
 Water Struct: **47.55**
 Water Frontage: **Dock**
 Water Features: **Dock**
 Under Contract: **Seasonal Priv Rd**
 Access To Property: **Clean, Deep, Sandy**
 Shoreline: **Owned**
 Shoreline Road Allowance: **Private**
 Docking Type: **Lake**
 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: **Fully**
 Farm Features: **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 four-season 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 workshop 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, a year-round getaway, 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: **07/03/2026**

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.

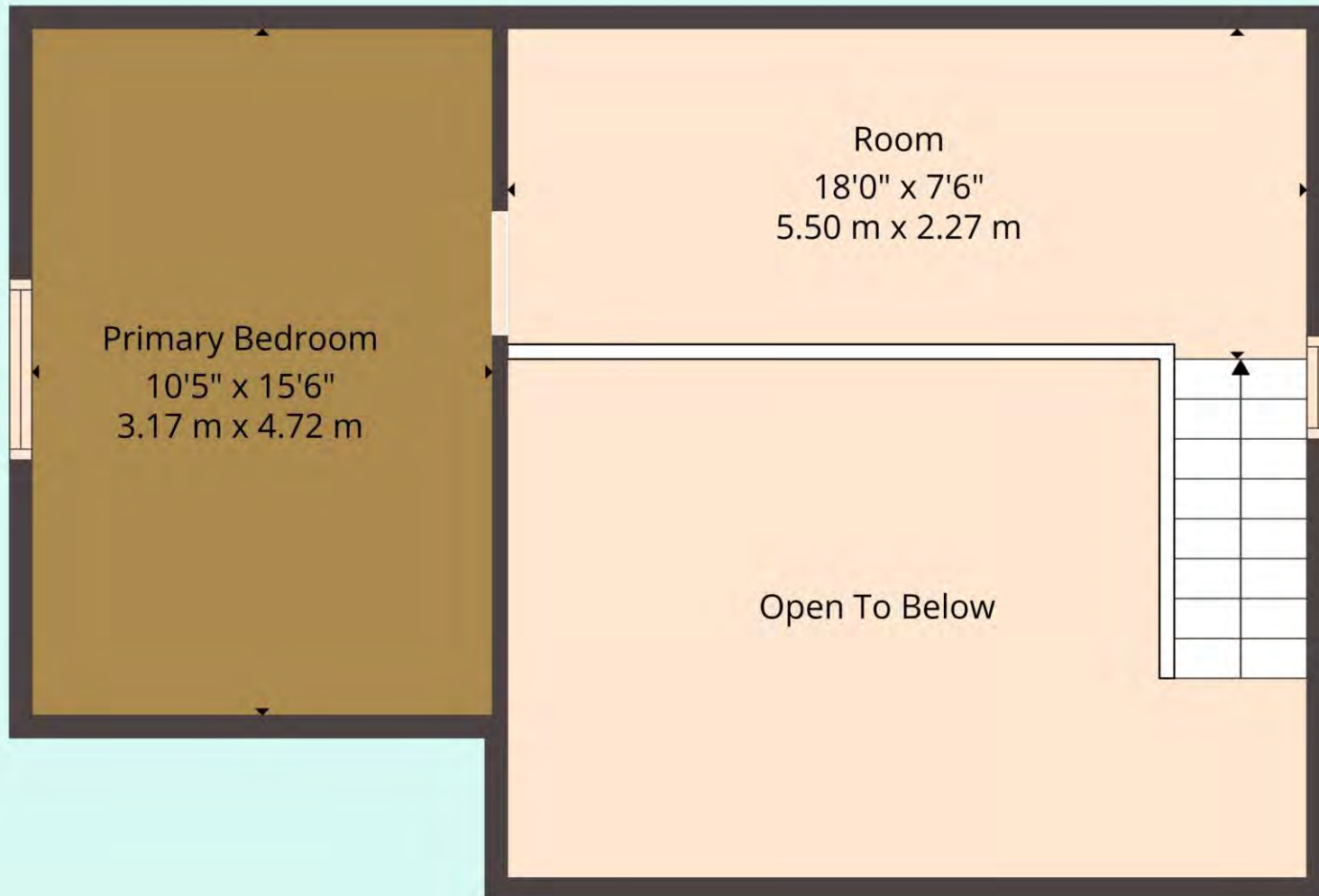


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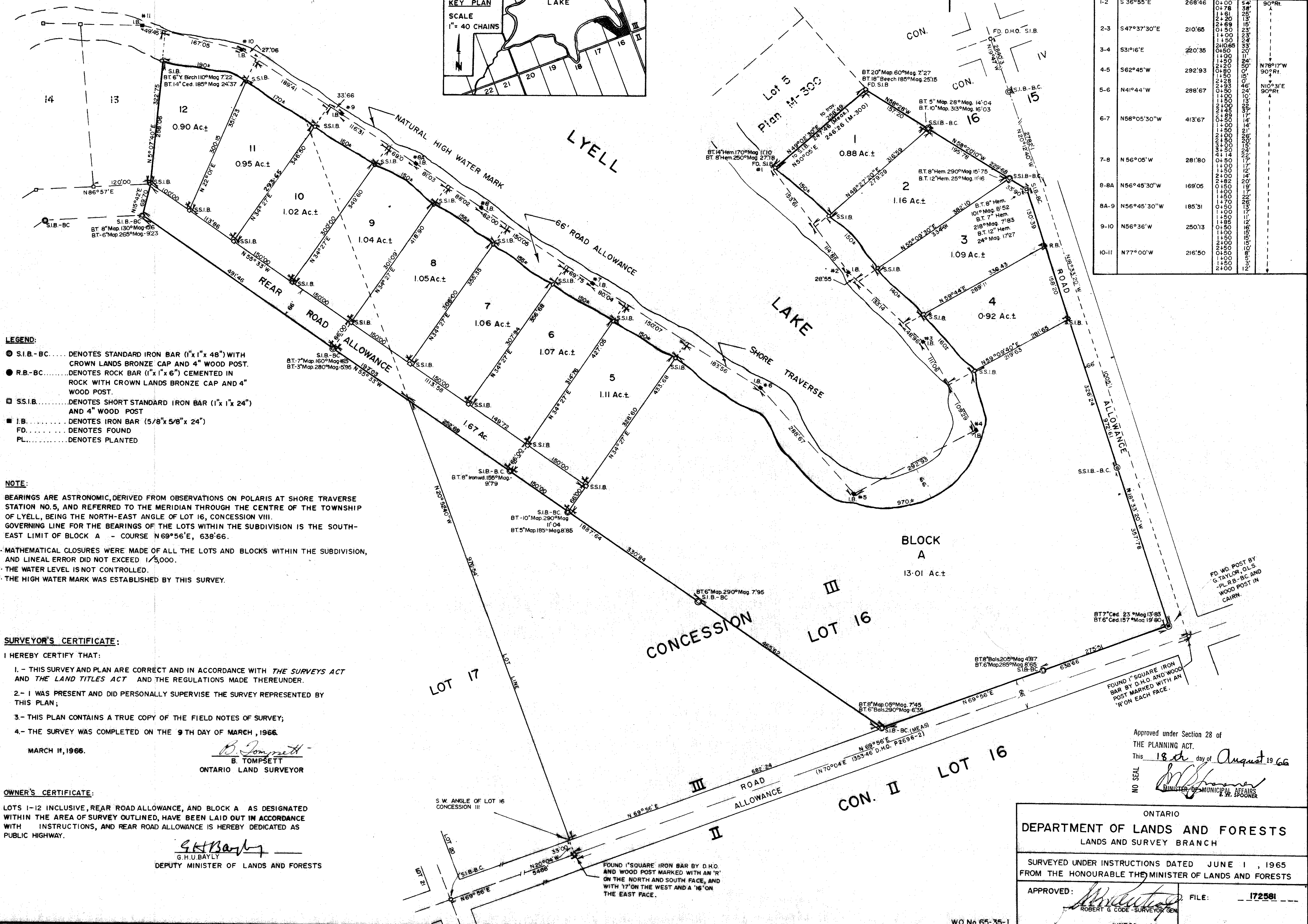
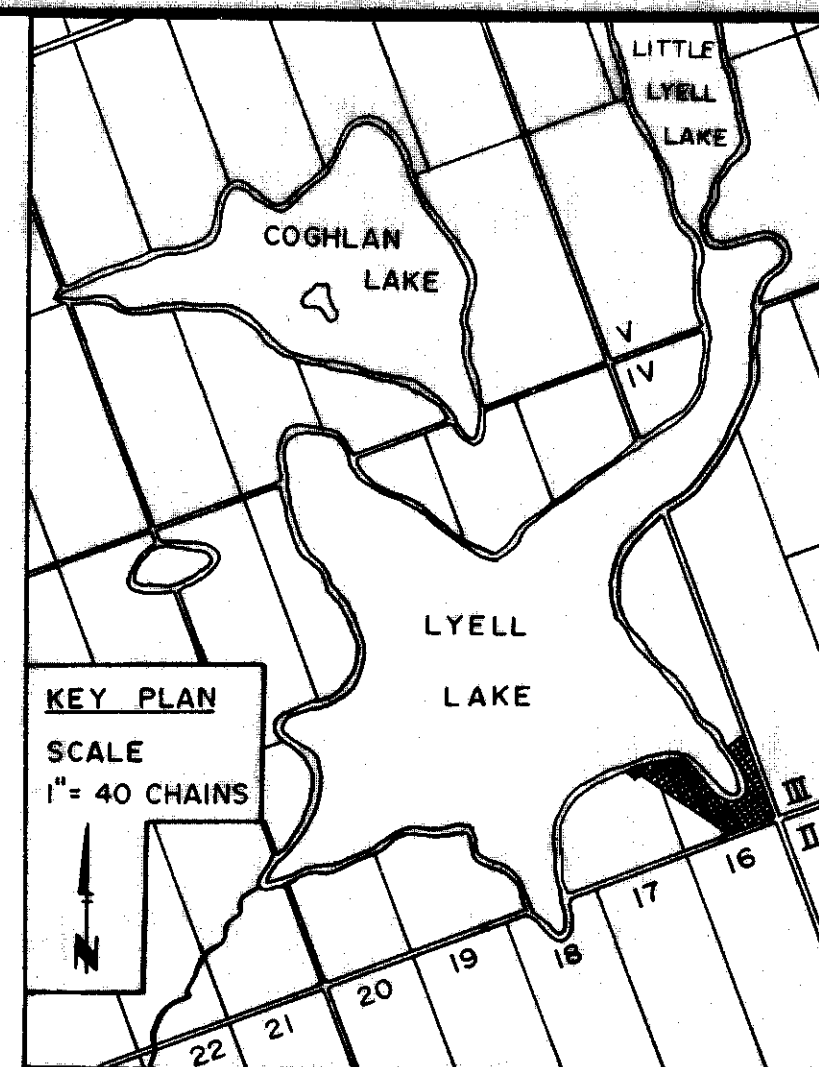
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PLAN AND FIELD NOTES
OF SUBDIVISION OF
PART of BROKEN LOTS 16 and 17
CONCESSION III
TOWNSHIP of LYELL
DISTRICT of NIPISSING
SCALE 1" = 100 FEET
B. TOMPSETT, O.L.S.
1966.

M-381

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

[illegible]

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 $N68^{\circ}56'E$, 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:

- 1.- THIS SURVEY AND AN ARE CORRECT AND IN ACCORDANCE WITH *THE SURVEYS ACT* AND *THE LAND TITLES ACT* AND THE REGULATIONS MADE THEREUNDER.
- 2.- I WAS PRESENT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
- 3.- THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
- 4.- 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.U. BAYLY
DEPUTY MINISTER OF LANDS AND FORESTS

Approved under Section 28 of
THE PLANNING ACT.
This 18th day of August 1966

NO SEAL

[Signature]
MINISTER OF MUNICIPAL AFFAIRS
J. W. SPOONER

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] FILE: 172581

W.O. No. 65-35-1

JUNE 20, 1966

T-16909 PT-1

5 & 6 OF LOT 16, CONCESSION 3

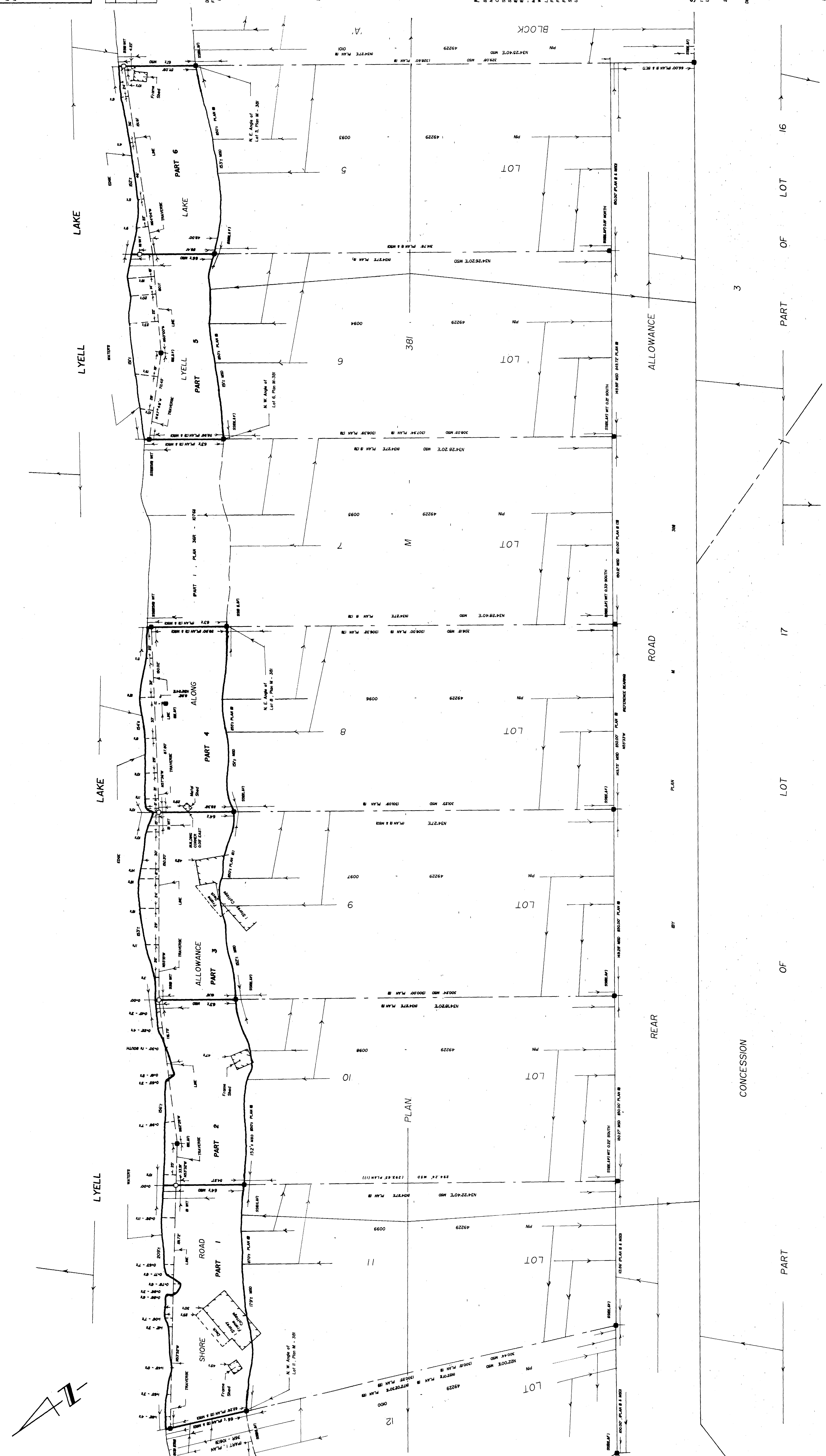
PLAN OF SURVEY
OF PART OF SHORE ROAD ALLOWANCE ALONG LVELL
LAKELAND, LYING IN FRONT OF LOTS 16 & 17, CONCESSION 3,
GEOGRAPHIC TOWNSHIP OF LVELL NOW IN THE
TOWNSHIP OF SOUTH ALGONQUIN
DISTRICT OF IMPRESSING
SCALE 1" = 30' 0"
H. F. GRANDER O.L.S. 2006.

A. EARNINGS ARE ASTRONOMIC AND ARE REFERRED TO A
 IN PLAN M. 381 HAVING A BEARING OF N35°33'W
 B. STANDARD ROUN BAR 48" LONG
 C. SHORT STANDARD ROUN BAR 24" LONG
 D. ROUN BAR 5/8" THICK 24" LONG
 E. ROUN BAR 3/4" THICK 24" LONG
 F. ■ DENOTES FOUND - □ DENOTES PLANTED
 G. S.D. - MEASURED
 H. IT - WITNESS
 I. F. DEPARTMENT OF LANDS AND FORESTS (LANDS AND
 PLAN (2) - PLAN 36R - 1063
 PLAN (2) - PLAN 36R - 10761
 THE POINTS ARE AT RIGHT ANGLE TO TRAVERSE LINE
 UNLESS OTHERWISE SHOWN

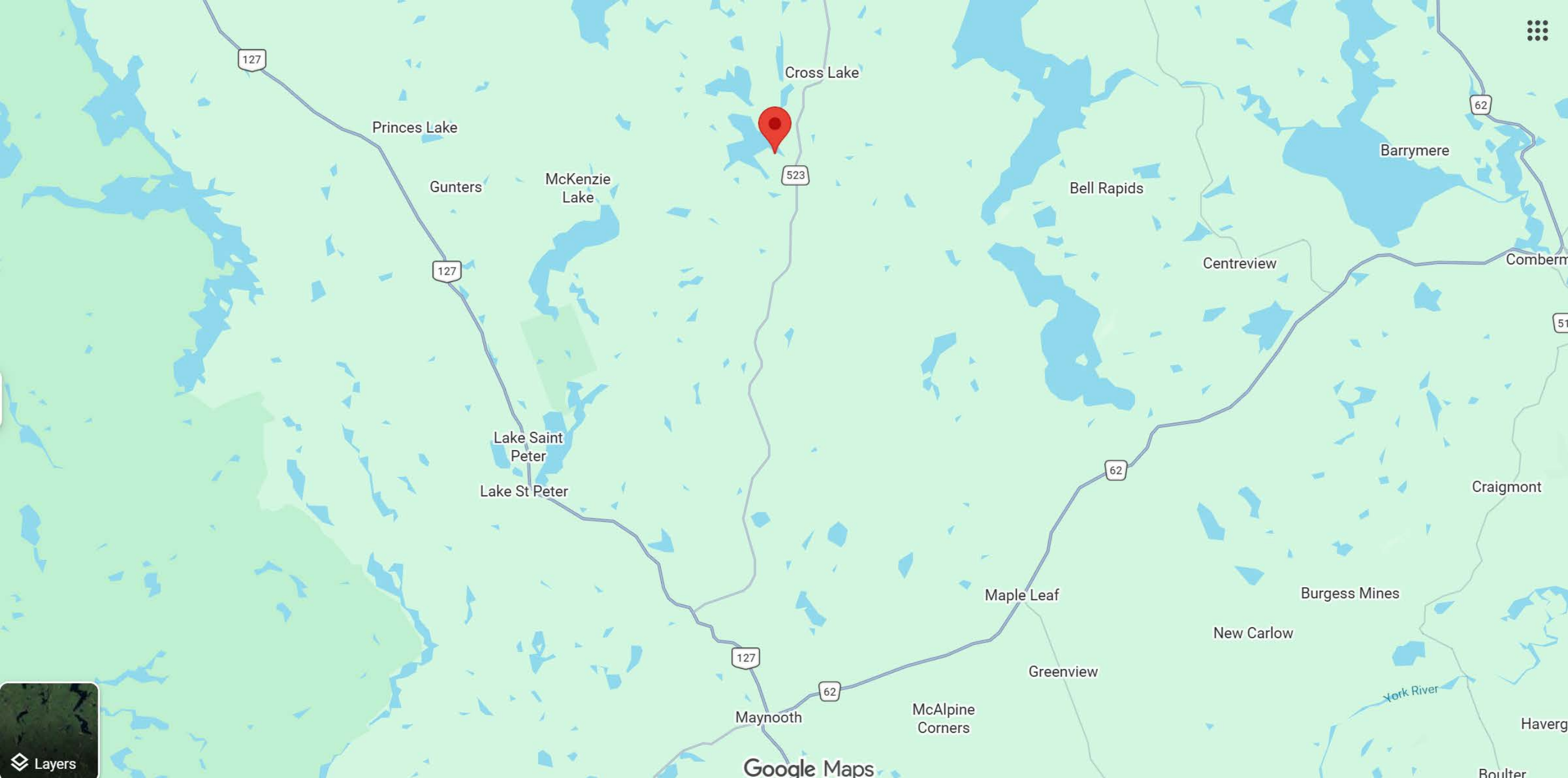
CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYOR'S ACT, THE SURVEYOR'S ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF NOVEMBER, 2011.

H. F. GRANDER Co. Ltd.
ONTARIO LAND SURVEYOR
1575 HWY 7A WEST, UNIT 2A
PORT PERRY, ONTARIO
POST OFFICE BOX 685
TELEPHONE (403) 965-3600
FAX/VOIR 965-3747/146

PROJECT No. 66289 - IV







127

Princes Lake

Gunters

McKenzie Lake

Cross Lake

523

Bell Rapids

Barrymere

62

Centreview

Comber

51

Lake Saint Peter

Lake St Peter

Craigmont

Burgess Mines

New Carlow

Maple Leaf

Greenview

127

Maynooth

62

McAlpine Corners

Google Maps

York River

Haverburg

Boulter



Layers