

	<b>1147 LONG LAKE Rd</b> <b>Central Frontenac Ontario K0H 2K0</b> Central Frontenac Frontenac Centre Frontenac <b>SPIS:</b> N <b>Taxes:</b> \$353.92/2024 <b>DOM:</b> 1				
	<b>Vacant Land</b> <b>Link:</b>	<b>Front On:</b> S <b>Acre:</b> 5-9.99 <b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0			
	<b>Lot:</b> 462 x 444 Feet <b>Irreg:</b> Irregular <b>Dir/Cross St:</b> Wagarville Road and Long Lake Road				
<b>MLS#:</b> X12048723 <b>PIN#:</b> 361590496 <b>Possession Remarks:</b> TBD					
<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> <b>Drive:</b> <b>Gar/Gar Spcs:</b> <b>Drive Park Spcs:</b> <b>Tot Prk Spcs:</b> <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> School Bus Route, Wooded/Treed	<b>Zoning:</b> R-Rural <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> None <b>Water Supply:</b> <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Oth Struct:</b>			
<b>Topography:</b> Rocky,Wetlands,Wooded/Treed,Rolling <b>Easements/Restrict:</b> Unknown <b>Access to Property:</b> Paved Road,Public Road <b>Rural Services:</b> Electricity On Road,Telephone Available <b>Waterfront:</b> None					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Vacant land in beautiful lake country! This 7.4 acre parcel of land is located just north of Parham and is surrounded by lakes and Canadian Shield terrain. There is a potential building site that is slightly elevated from the road and has a stunning southern view down through the trees and into the valley below. There is just over 460 feet of frontage on the township road and a laneway in place. There was previous septic approval in place about 7 years ago, as well as building plans for a structure on the property. Access to amenities is easy with just a 15 minute drive north to Sharbot Lake or 35 minutes to Kingston.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					