

	1147 LONG LAKE Rd Frontenac Ontario K0H 2K0 Frontenac 45 - Frontenac Centre Frontenac SPIS: N Taxes: \$353.92/2024 DOM: 0		List: \$214,000 For: Sale		
	Vacant Land Link:		Front On: S Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0	
	Lot: 462 x 444 Feet Irreg: Irregular Dir/Cross St: Wagarville Road and Long Lake Road Directions: Wagarville Road to Long Lake Road, Follow to #1147				
	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE				
MLS#: X12453616 PIN#: 361590496 Legal: NE 1/4 LT 25, CON 4, PT 1, 13R19958 ; HINCHINBROOKE TOWNSHIP OF CENTRAL FRONTENAC Possession Remarks: TBD					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: < 700 Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: School Bus Route, Wooded/Treed Interior Feat: None		Zoning: R-Rural Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply Type: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Sale Price: Not Subject to HST Oth Struct: Survey Type: Available	
Topography: Rocky,Wetlands,Wooded/Treed,Rolling Access to Property: Paved Road,Public Road Waterfront: None		Easements/Restrict: Unknown Rural Services: Electricity On Road,Telephone Available			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					