



*Scenic Lakeside Lot
at Knowlton Lake*

1245 McConville Lane, Sydenham, ON K0H 2T0

Enjoy stunning views over this elevated building site on McConville Lane.

This lot overlooks 165 feet of natural shoreline and 2.5 acres of hardwood trees and rock outcrops. Knowlton Lake is a deep, clean lake located within the Cataraqui River watershed area. It has a surface area of 450 acres and a maximum depth of 111 feet. Located just north of the town of Sydenham, where you will have access to all amenities. Fishing on the lake is great with a number of different species like Northern Pike, Lake Trout, Large and Smallmouth Bass, Crappie, Brown Bullhead and Perch. Possibilities await!

- # 40632289
- \$ \$239,000
- 2.5 Acres
- Knowlton Lake

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage




GURR
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An aerial photograph showing a dense green forest on the left and a calm lake on the right. The forest is composed of various types of trees, including tall evergreens and shorter deciduous trees. The lake is dark green and reflects the surrounding greenery. The overall scene is peaceful and natural.

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Sydenham, ON K0H 2T0**

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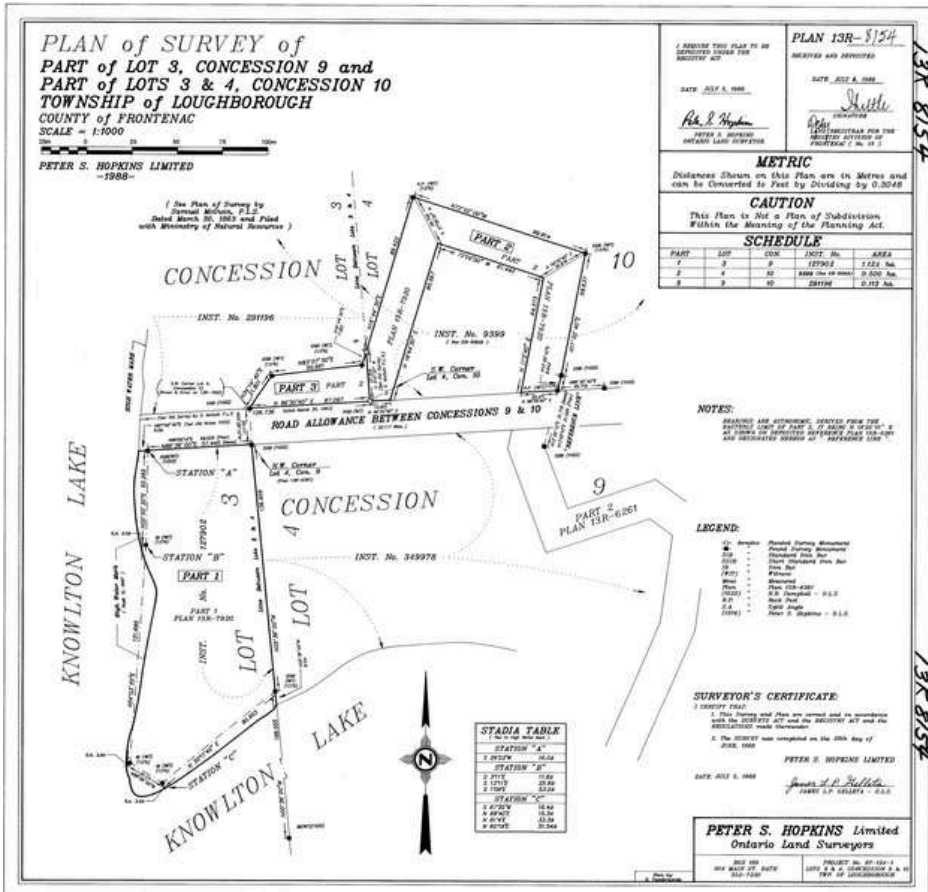
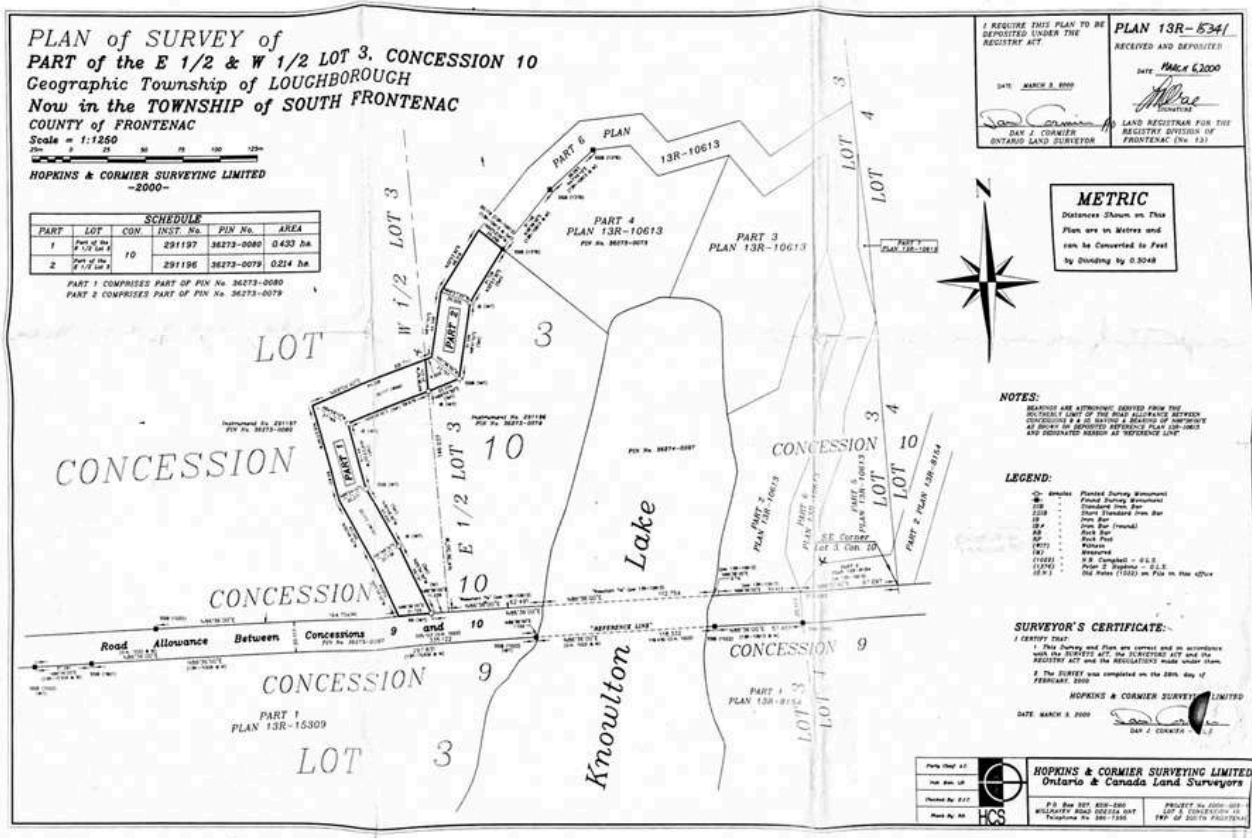
Features

- Enjoy stunning views over this elevated building site on McConville Lane.
- This lot overlooks 165 feet of natural shoreline and 2.5 acres of hardwood trees and rock outcrops.
- Knowlton Lake is a deep, clean lake located within the Cataraqui River watershed area. It has a surface area of 450 acres and a maximum depth of 111 feet.
- Located just north of the town of Sydenham, where you will have access to all amenities.
- Fishing on the lake is great with a number of different species like Northern Pike, Lake Trout, Large and Smallmouth Bass, Crappie, Brown Bullhead and Perch.
- Possibilities await!

Directions

- Gould Lake Road North of Sydenham to Everett Lane, stay right on McConville Lane, follow to sign.

REFERENCE PLAN 1/2



INTERACTIVE LINKS

360 Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/KnowltonLakeLotBig/>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/mqPGi6hyfQ4>

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/wPXyzVTBCJ3YpK9s9>

Knowlton Lake Public Boat Launch



Scan the QR Code or Visit:
<https://www.crca.ca/wp-content/uploads/PDFs/LakeReports/2017-FactSheet-GananoqueLake.pdf>

MLS LISTING

1245 MCCONVILLE Lane, Sydenham, Ontario K0H 2T0

Listing

Client Full
Active / Land

[1245 MCCONVILLE Ln Sydenham](#)

Listing ID: 40632289
Price: \$239,000/For Sale



Frontenac/Frontenac/47 - Frontenac South Residential



Water Body: **Knowlton Lake**
Type of Water: **Lake**
Tax Amt/Yr: **\$2,034/2023**
Zoning: **RLSW**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **2-4.99**
Frontage: **165.00**
Lot Dimensions: **165 x**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,034/2023**

Remarks/Directions

Public Rmks: **Enjoy stunning views over this elevated building site on McConville Lane. This lot overlooks 165 feet of natural shoreline and 2.5 acres of hardwood trees and rock outcrops. Knowlton Lake is a deep, clean lake located within the Cataraqui River watershed area. It has a surface area of 450 acres and a maximum depth of 111 feet. Located just north of the town of Sydenham, where you will have access to all amenities. Fishing on the lake is great with a number of different species like Northern Pike, Lake Trout, Large and Smallmouth Bass, Crappie, Brown Bullhead and Perch. Possibilities await!**

Directions: **Gould Lake Road North of Sydenham to Everett Lane, stay right on McConville Lane, follow to sign.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Type: **None**
Shoreline:
Shore Rd Allow: **None**
Island Y/N: **No**

Water View: **Direct Water View**
Frontage: **165.00**
Exposure: **South**

Exterior

Property Access: **Private Road**
Area Influences: **Lake Access, Schools, Shopping Nearby**
View:
Topography: **Hillside, Sloping, Wooded/Treed**

Fronting: **South**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service, Electricity Available, High Speed Internet Avail, Telephone Available**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **165.00** Lot Depth (Ft): **0.00** Lot Size: **2.50 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 3 CON 10 LOUGHBOROUGH PT 4, 13R10613, T/W FR605459; S/T FR694700, FR694701; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY**
Zoning: **RLSW**
Assess Val/Year: **\$208,000/2016**
PIN: **362730073**
ROLL: **102904002017065**
Possession/Date: **Flexible/**
Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **10,000**

Brokerage Information

List Date: **08/12/2024**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association

Prepared By: Tammy Gurr, Broker
Date Prepared: 08/12/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

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Royal LePage ProAlliance Realty, Brokerage



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