

Close to  
Temperance Lake!

## 161 Temperance Lake Road, Athens, ON

Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings.

There is a rough laneway in place that leads to a gravel pad and septic system. The gravel pad was put in place intended for a home build but this was not completed. The unique characteristics of this land make it easy to landscape and have a peaceful and private setting. Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake. Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa. The lots will merge on closing as they are in the same owner name.

# X11882667

\$ 189,900

3.1 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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