



159 Temperance Lake Rd
Athens Ontario K0E 1B0
 Athens 812 - Athens Leeds and Grenville
SPIS: N **Taxes:** \$518.58/2025 **DOM:** 0
List: \$169,000 For: Sale
 Vacant Land **Front On:** S **Rms:**
Link: **Acre:** 2-4.99 **Bedrooms:** 0
 Other **Washrooms:** 0
Lot: 307 x 165 Feet **Irreg:**
Dir/Cross St: Highway 29 and Temperance Lake Road.
Directions:
 Highway 29 north of the village of Tincap. West on Temperance Lake Road. Watch for signs.

MLS#: X12810704 **PIN#:** 443120218
Possession Remarks: TBD
Legal: PT LT 3 CON 6 YONGE PT 6 28R13824 TOWNSHIP OF ATHENS

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Other Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Exterior Feat: Privacy	Zoning: RU Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Access to Property: Paved Road **Alternative Power:** None
Waterfront: None **Easements/Restrict:** Unknown
Rural Services: Cell Services, Electricity On Road, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: 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 lot 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. Also included in this sale is 161 Temperance Lake Road, PIN 443120219.

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595