

Close to  
Temperance Lake!



## 159 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 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.

# X12810704

\$ \$169,000

3.1 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

(613) 273-9595



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