



280 ft of Whitefish
Lake Frontage

PT LT 1 Whites Point Rd, Whitefish Lake, ON

If you ever wished for a waterfront lot with a view that would take your breath away, this may be the one.

With 4 acres of rugged land and 280' of east facing waterfrontage, this lot offers great potential. There are a couple of good possible building sites where the views will surely impress friends and family. Access to the water is currently a pathway down on the east edge of the lot. A lane could be added down the west edge of the lot for easier access with your ATV. This property is on Whitefish Lake, which is part of the Rideau Canal System which gives the owner of this property endless boating opportunities. The property has amazing Canadian Shield granite, mature trees and easy access via. Whites Point Road. The road sneaks through the back corner of this property making access to the rear of the lot easy.

X12550890

\$ \$359,000

4 Acres

Whitefish Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Whitefish Lake, ON**

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Features

If you ever wished for a waterfront lot with a view that would take your breath away, this may be the one.

- With 4 acres of rugged land and 280' of east facing water frontage, this lot offers great potential.
- There are a couple of good possible building sites where the views will surely impress friends and family. Access to the water is currently a pathway down on the east edge of the lot. A lane could be added down the west edge of the lot for easier access with your ATV.
- This property is on Whitefish Lake, which is part of the Rideau Canal System which gives the owner of this property endless boating opportunities. The property has amazing Canadian Shield granite, mature trees and easy access via. Whites Point Road. The road sneaks through the back corner of this property making access to the rear of the lot easy.
- The rocky shoreline gives excellent access for swimming and boating. Down by the waterfront, the land levels out providing great spots for family to hang out for the day while enjoying the waterfront. Hydro service comes in under the lake and is right at the southeast edge of the property.
- Gorgeous property! Located just 45 minutes north of Kingston or 30 minutes south of Westport.

Directions

- Jones Falls Road to Whitefish Lake Road, right on Whites Point Road, follow signs.

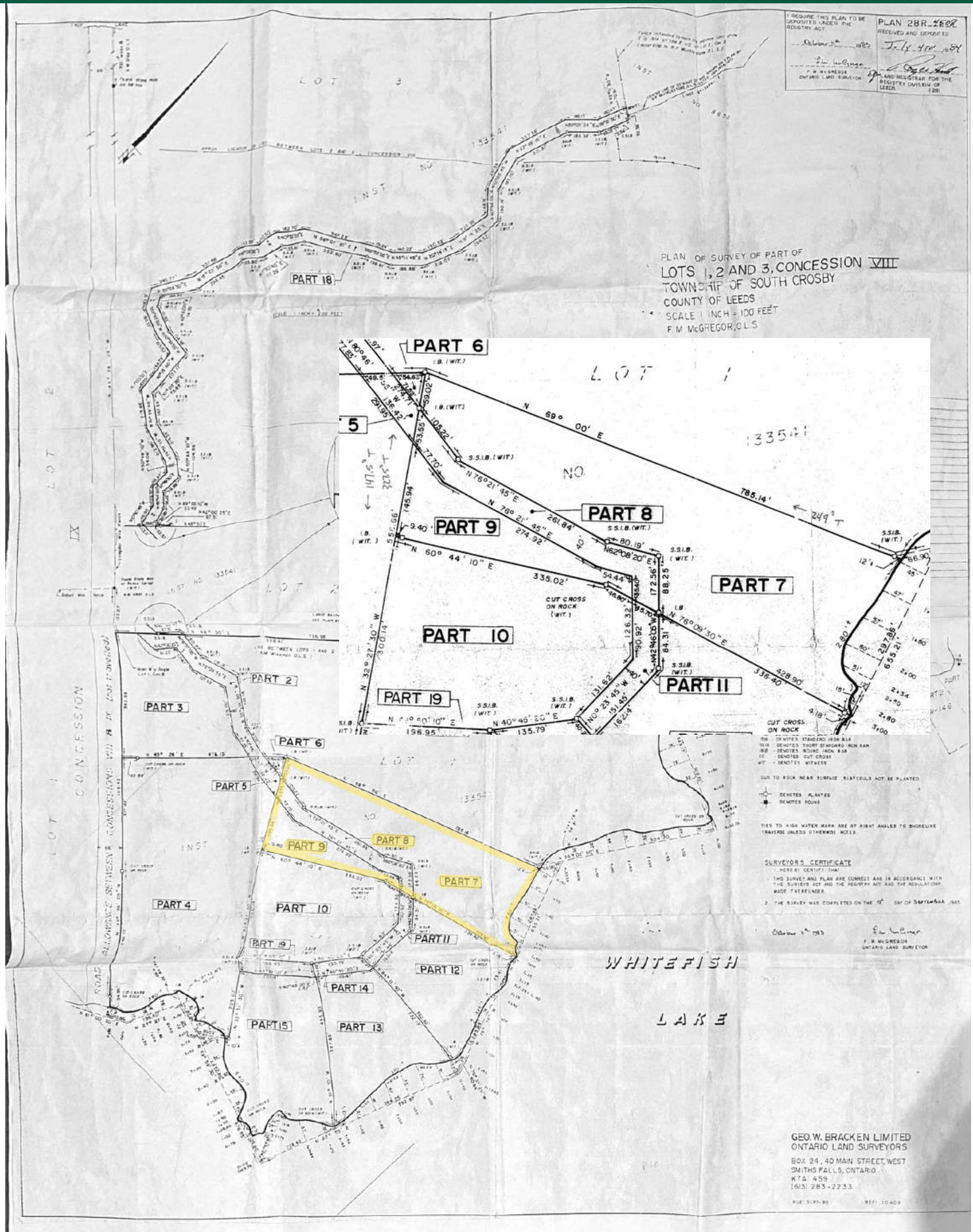
MORE INFORMATION

Additional Property Details & Features:

- **Road Maintenance:** The property benefits from a well-maintained, four-season private road with an annual non-winter maintenance fee of \$220.
- **Defined Boundaries:** The southern waterfront boundary is clearly marked for easy identification.
- **Sheltered Shoreline:** A strategic rock outcrop along the southern waterfront creates a naturally sheltered area, ideal for a protected dock location and enhanced swimming.
- **Included with Purchase:** Two 15-foot aluminum dock sections are included, offering a head start on your waterfront enjoyment.



SURVEY



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/i52Ykuowcsw12yHT7>

Video Tour



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

360 Panorama



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

MLS LISTING

	PT LT 1 Whites Point Rd Rideau Lakes Ontario K0H 2N0 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$1,130.30/2025 DOM: 0				List: \$359,000 For: Sale
	Vacant Land Link: Lot: 280 x 793 Feet Irreg:		Front On: E Acre: 2-4.99	Rms: Bedrooms: 0 Washrooms: 0	
	Dir/Cross St: Whites Point Road / Rylan Ridge Lane Directions: Jones Falls Road to Whitefish Lake Road, right on Whites Point Road, follow signs				
MLS#: X12550890 PIN#: 441080210 Possession Remarks: TBD Legal: PT LT 1 CON 8 SOUTH CROSBY PT 7, 8 & 9, 28R4508; S/T & T/W LR238118; RIDEAU LAKES					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Gar/Gar Spcs: Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Part Cleared, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing, Privacy, Year Round Living Security Feat: None		Zoning: RW Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply Type: None Sewer: Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: None Survey Type: None	
Water Body Name: Whitefish Lake Water Body Type: Lake Water Frontage (M): 85 Water Features: Waterfront-Deeded Access to Property: Private Road, Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Mixed, Natural Shoreline Allowance: None Shoreline Exp: E Alternative Power: None Easements/Restrict: Unknown Rural Services: Electricity On Road Waterfront Accessory Bldgs: Not Applicable			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: If you ever wished for a waterfront lot with a view that would take your breath away, this may be the one. With 4 acres of rugged land and 280' of east facing water frontage, this lot offers great potential. There are a couple of good possible building sites where the views will surely impress friends and family. Access to the water is currently a pathway down on the east edge of the lot. A lane could be added down the west edge of the lot for easier access with your ATV. This property is on Whitefish Lake, which is part of the Rideau Canal System which gives the owner of this property endless boating opportunities. The property has amazing Canadian Shield granite, mature trees and easy access via. Whites Point Road. The road sneaks through the back corner of this property making access to the rear of the lot easy. The rocky shoreline gives excellent access for swimming and boating. Down by the waterfront,the land levels out providing great spots for family to hang out for the day while enjoying the waterfront. Hydro service comes in under the lake and is right at the west edge of the property. Gorgeous property! Located just 45 minutes north of Kingston or 30 minutes south of Westport.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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