



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: 1		
Vacant Land Link:	Front On: E Acre: 2-4.99	Rms: Bedrooms: 0 Washrooms: 0
Lot: 280 x 793 Feet Irreg: 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: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: None Survey Type: None
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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
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#	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 southeast 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					