



PT LT 2 Creek Crossing Lane **List: \$129,000 For: Sale**
Westport Ontario K0G 1X0
 Westport Leeds & Grenville
SPIS: N **Taxes: \$823.84/2023** **DOM: 109**

Vacant Land **Front On: N** **Rms:**
Link: **Acre: .50-1.99** **Bedrooms: 0**
Washrooms: 0
Lot: 434.21 x 153.48 Feet Irreg:
Dir/Cross St: Perth Road

MLS#: X9374859 **PIN#: 441060128**
Possession Remarks: TBD

Kitchens:
Fam Rm:
Basement:
Fireplace/Stv:
Heat:
A/C:
Central Vac: N
Apx Age:
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior:
Drive:
Gar/Gar Spcs:
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:
 Lake/Pond, Waterfront, Waterfront,
 Wooded/Treed

Zoning:
Cable TV: N
Hydro: A
Gas: N
Phone: A
Water: None
Water Supply:
Sewer: None
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
Oth Struct: Garden Shed

Water Body Name: Loon **Shoreline:** Natural,Weedy
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 132.34 **Shoreline Exp:** E
Water Features: Dock,Waterfront-Deeded **Alternative Power:** None
Access to Property: Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Rural Services:** Electr On Road,Garbage Pickup,Recycling Pckup
Water View: Direct **Waterfront Accessory Bldgs:** Not Applicable
WaterfrontYN: Y
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Affordable waterfront property! This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off of the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport great opportunity! Please do not walk property without an agent present.					
Extras:					

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