

*Your Private, Picturesque
Lakefront Escape!*



485 Stafford Lane, Frontenac, ON

Nicely treed waterfront lot with almost 10 acres of land and approximately feet of south facing shoreline.

The lot has a lane way in place and a rough building site has been cleared. There is a large rock plateau that has been cleared off which would make a perfect walkout from a main floor while the lower cleared area is perfect for a walkout basement. The property has elevated, stunning views out over the lake which are simply breathtaking and the water frontage has deep water for boating or swimming. Once some clearing is done, there would be great access down to the lake on the west end of the shoreline and a great location for a dock.

X12463031

\$ \$372,500

9.81 Acres

Little Cranberry Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



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Table of Contents

**485 Stafford Lane
Frontenac, ON**

Features	3
Survey	4
Interactive Links	6
MLS Listing	7
Contact Information	8



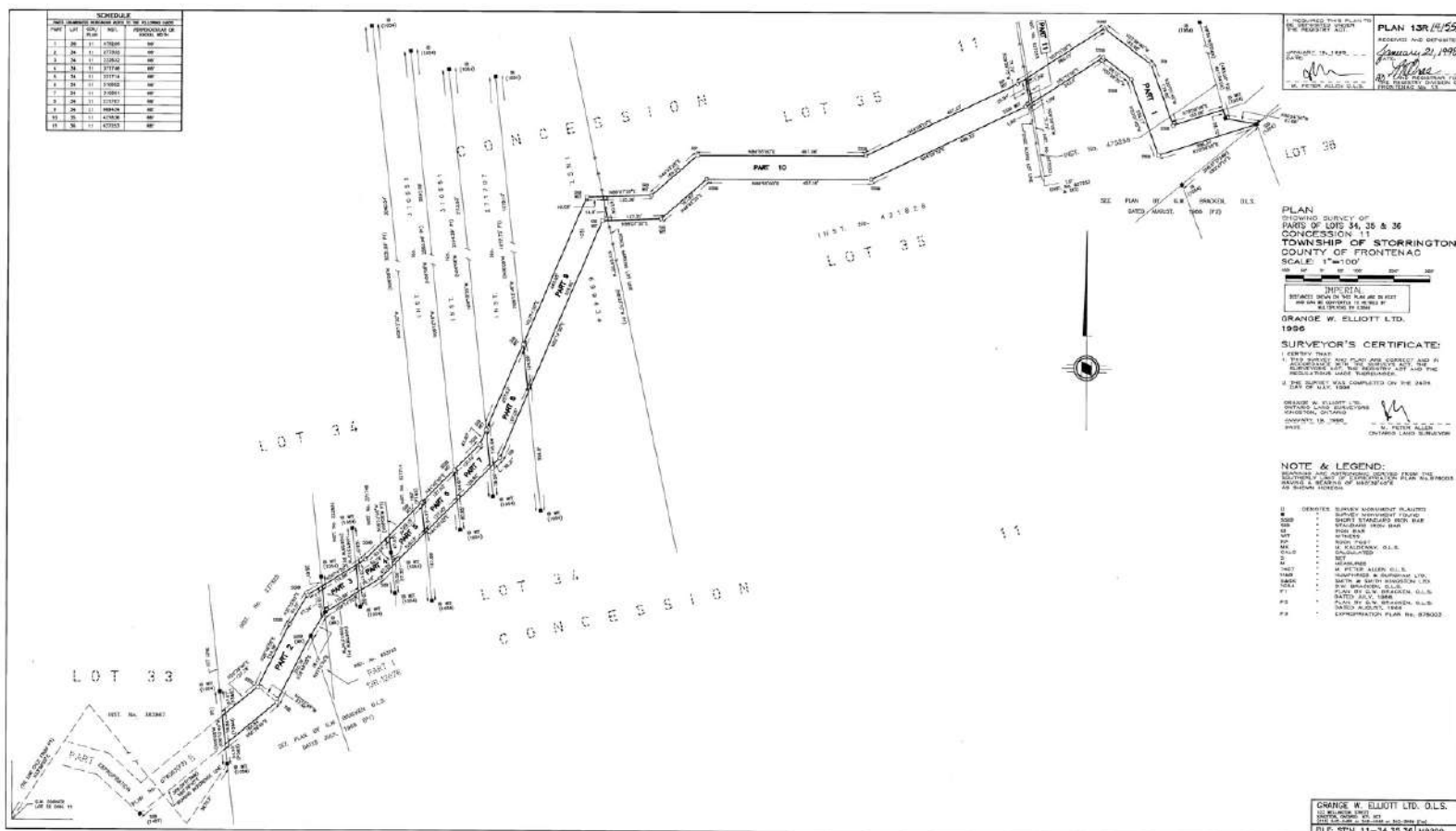
Features

- Nicely treed waterfront lot with almost 10 acres of land and approximately feet of south facing shoreline.
- The lot has a laneway in place and a rough building site has been cleared.
- There is a large rock plateau that has been cleared off which would make a perfect walkout from a main floor while the lower cleared area is perfect for a walkout basement.
- The property has elevated, stunning views out over the lake which are simply breathtaking and the waterfrontage has deep water for boating or swimming. Once some clearing is done, there would be great access down to the lake on the west end of the shoreline and a great location for a dock.
- Little Cranberry Lake is part of the Rideau System with access to Cranberry Lake via Brass Point Bridge. Stafford Lane is well maintained and travels through the lot along with hydro, making it easy to bring power to your build site.
- Located just 10 minutes from Seeley's Bay for access to amenities or approximately 40 minutes north of Kingston. Rugged, rocky and beautiful waterfront lots are not easy to find – this one will catch your eye!

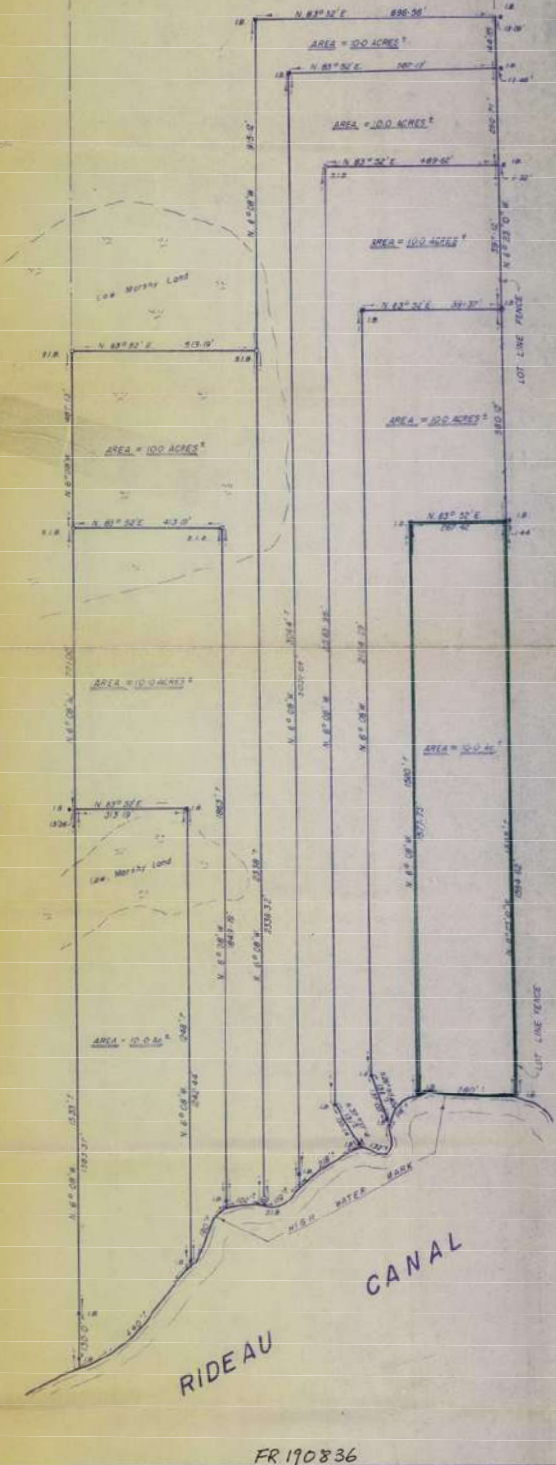
Directions

- Hwy 15 to Burnt Hills Rd, Right on Rideau Rd, Left on Stafford Ln.

SURVEY 1/2

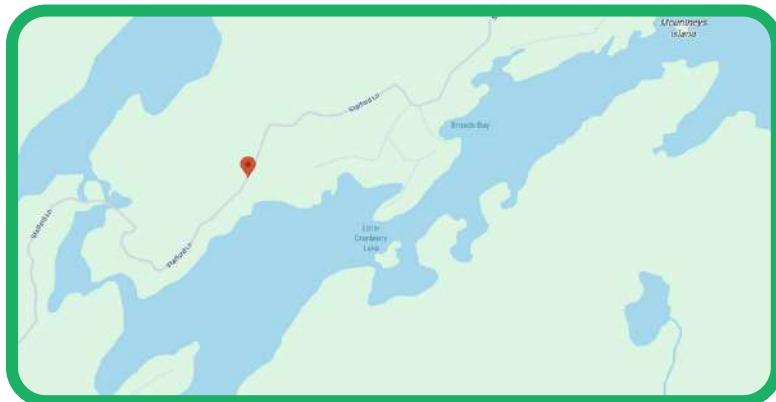


PLAN OF SURVEY OF
PART OF LOT 34, CONCESSION XI
TOWNSHIP OF STORRINGTON
COUNTY OF FRONTENAC



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/yHK5BED7nKwBqfx66>

Video Tour



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

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/485StafordLn/>

MLS LISTING

	485 Stafford Lane Frontenac Ontario K0H 1H0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$2,238.52/2025		List: \$372,500 For: Sale DOM: 0							
	Vacant Land Link: Lot: 280 x 1576 FeetIrreg:		Front On: E Acre: 5-9.99 Rms: Bedrooms: 0 Washrooms: 0							
	Dir/Cross St: Stafford Lane / Rideau Road Directions: Hwy 15 to Burnt Hills Rd, Right on Rideau Rd, Left on Stafford Ln									
MLS#: X12463031 PIN#: 362870063 Legal: PT LT 34 CON 11 STORRINGTON AS IN FR669434; S/T FR669434 EXCEPT THE EASEMENT THEREIN; SOUTH FRONTENAC Possession Remarks: TBD										
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Water Body Name: Little Cranberry Lake		Exterior: Gar/Gar Spcs: Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing,Privacy,Year Round Living		Zoning: RLSW Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available						
Water Body Type: Lake Water Frontage (M): 85.34 Topography: Hillside,Rocky,Wooded/Treed Water Features: Waterfront-Deeded Access to Property: Year Round Municipal Road Docking Type: None Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Deep,Rocky Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services,Electricity On Road,Telephone Available Waterfront Accessory Bldgs: Not Applicable								
<table><tr><td>#</td><td>Room</td><td>Level</td><td>Length (ft)</td><td>Width (ft)</td><td>Description</td></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Nicely treed waterfront lot with almost 10 acres of land and approximately feet of south facing shoreline. The lot has a lane way in place and a rough building site has been cleared. There is a large rock plateau that has been cleared off which would make a perfect walkout from a main floor while the lower cleared area is perfect for a walkout basement. The property has elevated, stunning views out over the lake which are simply breathtaking and the water frontage has deep water for boating or swimming. Once some clearing is done, there would be great access down to the lake on the west end of the shoreline and a great location for a dock. Little Cranberry Lake is part of the Rideau System with access to Cranberry Lake via Brass Point Bridge. Stafford Lane is well maintained and travels through the lot along with hydro, making it easy to bring power to your build site. Located just 10 minutes from Seeley's Bay for access to amenities or approximately 40 minutes north of Kingston. Rugged, rocky and beautiful waterfront lots are not easy to find this one will catch your eye!										
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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Your Total Real Estate Package!