



485 Stafford Lane		List: \$372,500 For: Sale	
Frontenac Ontario K0H 1H0			
Frontenac 47 - Frontenac South Frontenac			
SPIS: N	Taxes: \$2,238.52/2025	DOM: 0	
Vacant Land	Front On: E	Rms:	
Link:	Acre: 5-9.99	Bedrooms: 0	
		Washrooms: 0	
Lot: 280 x 1576 Feet Irreg:			
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:	Exterior:	Zoning: RLSW
Fam Rm:	Gar/Gar Spcs:	Cable TV: N
Basement:	Park/Drive: Private	Hydro: A
Fireplace/Stv:	Drive: Private	Gas: N
Heat:	Drive Park Spcs: 3	Phone: A
A/C:	Tot Prk Spcs: 3	Water:
Central Vac: N	UFFI:	Water Supply
Apx Age:	Pool:	Type:
Apx Sqft:	Energy Cert:	Sewer:
Lot Shape: Irregular	Cert Level:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	GreenPIS:	Farm/Agr:
Assessment:	Prop Feat:	Waterfront: Direct
POTL:	Lake Access, Waterfront, Waterfront,	Retirement:
POTL Mo Fee:	Wooded/Treed	HST Applicable to Not Subject to HST
Elevator/Lift:	Exterior Feat:	Sale Price:
Laundry Lev:	Fishing,Privacy,Year Round Living	Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Available

Water Body Name: Little Cranberry Lake	Shoreline: Deep,Rocky
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 85.34	Alternative Power: None
Topography: Hillside,Rocky,Wooded/Treed	Easements/Restrict: Unknown
Water Features: Waterfront-Deeded	Rural Services:
Access to Property: Year Round Municipal Road	Cell Services,Electricity On Road,Telephone Available
Docking Type: None	Waterfront Accessory Bldgs: Not Applicable
Water View: Direct	
WaterfrontYN: Y	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description
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					