

# Secluded 8-Acre Retreat Near Rideau Lakes



## 568 Lyndhurst Rd, Leeds and the Thousand Islands ON

Vacant land parcel located just a short distance from the town of Lyndhurst and on the west side of Lyndhurst Road.

The property includes approximately 8 acres of beautiful terrain with a mature forest, stunning rock outcroppings and several level building sites. The location of this building lot is ideal as it is so close to many lakes in the Rideau Lakes area giving the owner access to water in every direction. Several towns are located nearby as well including Lyndhurst, Delta, Athens and Brockville. There is a rough lane in place that splits in two directions giving you access to two completely different potential building locations. There is a township owned, unopened road allowance that runs along the north side of this property and stretches back to Lyndhurst Creek which could allow the new owner to hike back for a day of fishing. The lot itself has 800 feet of road frontage and with approximately 8 acres of land, severance potential could be explored. Beautiful property in the heart of lake country!

# X12120271

\$ 175,000

8 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)



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Thousand Islands, ON**

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## Features

***Vacant land parcel located just a short distance from the town of Lyndhurst and on the west side of Lyndhurst Road.***

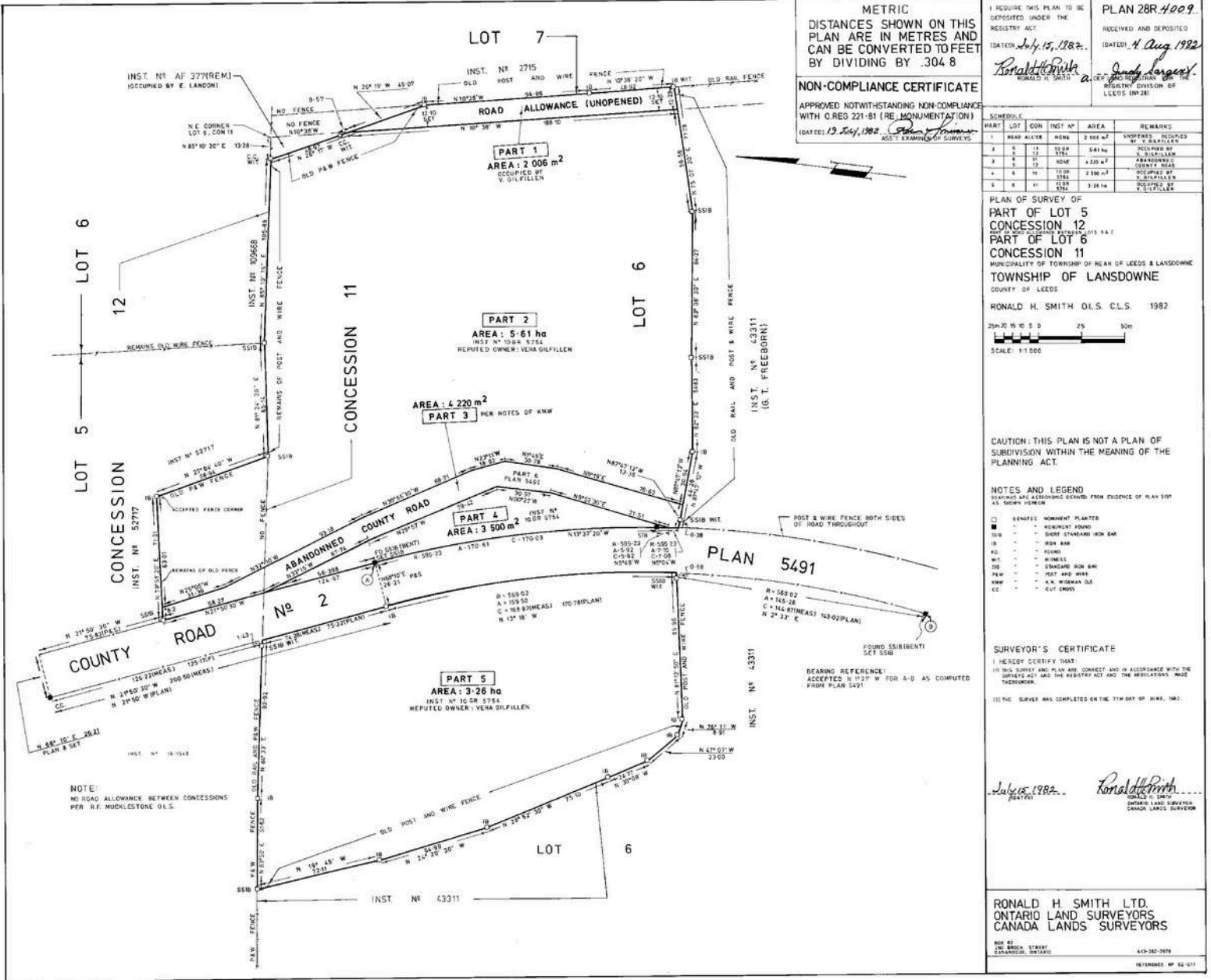
- The property includes approximately 8 acres of beautiful terrain with a mature forest, stunning rock outcroppings and several level building sites.
- The location of this building lot is ideal as it is so close to many lakes in the Rideau Lakes area giving the owner access to water in every direction. Several towns are located nearby as well including Lyndhurst, Delta, Athens and Brockville.
- There is a rough lane in place that splits in two directions giving you access to two completely different potential building locations.
- There is a township owned, unopened road allowance that runs along the north side of this property and stretches back to Lyndhurst Creek which could allow the new owner to hike back for a day of fishing.
- The lot itself has 800 feet of road frontage and with approximately 8 acres of land, severance potential could be explored. Beautiful property in the heart of lake country!

## Directions

- Lyndhurst Road/Lower Oak Leaf Road



# SURVEY



METRIC  
DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET  
BY DIVIDING BY .304 8

**NON-COMPLIANCE CERTIFICATE**  
APPROVED NOTWITHSTANDING NON-COMPLIANCE  
WITH O. REG. 221-81 (RE. MONUMENTATION)  
(DATED) 13 July, 1982. *Ronald H. Smith*  
ASST. SURVEYOR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT. (DATED) July 15, 1982. <i>Ronald H. Smith</i>		PLAN 28R.4009 RECEIVED AND DEPOSITED (DATED) 4 Aug. 1982 <i>Judy Longest</i>			
REGISTRY DIVISION OF L.C.E.O.S. (IMP. 28)					
SCHEDULE					
PART	LOT	CON	INST. NO.	AREA	REMARKS
1	6		2715	2 006 m <sup>2</sup>	UNFORMED, OCCUPIED BY V. OIL FILLER
2	5		52717	5 61 ha	OCCUPIED BY V. OIL FILLER
3	6		52717	4 220 m <sup>2</sup>	OCCUPIED BY V. OIL FILLER
4	6		52717	3 500 m <sup>2</sup>	OCCUPIED BY V. OIL FILLER
5	6		52717	3 28 ha	OCCUPIED BY V. OIL FILLER

PLAN OF SURVEY OF  
PART OF LOT 5  
CONCESSION 12  
PART OF LOT 6  
CONCESSION 11  
MUNICIPALITY OF TOWNSHIP OF BEAUFORT OF LEEDS & LANDSOWNE  
COUNTY OF LEEDS  
RONALD H. SMITH O.L.S. C.L.S. 1982

SCALE: 1:1 000

**CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.**

**NOTES AND LEGEND**  
BEARINGS ARE ASSUMING GRAVITY FROM EVIDENCE OF PLAN 519 AS SHOWN THEREIN

□	BEARING MONUMENT PLANTED
■	BEARING MONUMENT FOUND
○	SHORT STAKEWOOD IRON BAR
⊖	IRON BAR
⊕	POUNCE
⊗	WIRELESS
⊙	STAKEWOOD IRON BAR
⊚	POST AND WIRE
⊛	K. N. WILKINSON OLS
⊜	CUT CROSS

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT  
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.  
(2) THE SURVEY WAS COMPLETED ON THE 11th DAY OF JULY, 1982.

July 15, 1982. *Ronald H. Smith*  
RONALD H. SMITH  
ONTOARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

RONALD H. SMITH LTD.  
ONTOARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS  
200 BRICK STAFF  
CANADIAN, ONTARIO  
613-361-2678  
REGISTRATION NO. 62-011







# INTERACTIVE LINKS

## Google Maps



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

## Video Tour




Scan the QR Code or Visit:  
[https://youtu.be/6X3k\\_xrBItM](https://youtu.be/6X3k_xrBItM)

## 360 Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/568Lynthurst/>

# MLS LISTING

	<b>568 Lyndhurst Rd</b> <span style="float: right;"><b>List: \$175,000 For: Sale</b></span>	
	<b>Leeds and the Thousand Islands Ontario KOE 1N0</b> Leeds and the Thousand Islands 824 - Rear of Leeds - Lansdowne Twp Leeds and Grenville <b>SPIS: N</b> <b>Taxes: \$331.50/2024</b> <b>DOM: 95</b>	
Vacant Land <b>Front On: W</b> <b>Link:</b> <b>Acre: 5-9.99</b> <b>Lot: 799.8 x 465.75 Feet Irreg:</b>		<b>Rms:</b> <b>Bedrooms: 0</b> <b>Washrooms: 0</b>
<b>Dir/Cross St:</b> Lyndhurst Road/Lower Oak Leaf Road <b>Directions:</b> Lower Oak Leaf Road to Lyndhurst Road. Watch for signs		

MLS#: X12120271 PIN#: 443030197

Possession Remarks: TBD

<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b> <b>Topography:</b> Level,Rocky,Rolling,Wooded/Treed	<b>Exterior:</b> <b>Gar/Gar Spcs:</b> <b>Park/Drive:</b> Private <b>Drive:</b> Lane,Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Lake Access, Place Of Worship, School Bus Route, Wooded/Treed <b>Interior Feat:</b> None <b>Security Feat:</b> None	<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> None <b>Water Supply:</b> None <b>Sewer:</b> Unknown <b>Spec Desig:</b> None <b>Farm/Agr:</b> None <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> None <b>Survey Type:</b> None
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Waterfront: None

Alternative Power: None

Easements/Restrict: Unknown

Rural Services:

Cell Services,Electricity On Road,Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Vacant land parcel located just a short distance from the town of Lyndhurst and on the west side of Lyndhurst Road. The property includes approximately 8 acres of beautiful terrain with a mature forest, stunning rock outcroppings and several level building sites. The location of this building lot is ideal as it is so close to many lakes in the Rideau Lakes area giving the owner access to water in every direction. Several towns are located nearby as well including Lyndhurst, Delta, Athens and Brockville. There is a rough lane in place that splits in two directions giving you access to two completely different potential building locations. There is a township owned, unopened road allowance that runs along the north side of this property and stretches back to Lyndhurst Creek which could allow the new owner to hike back for a day of fishing. The lot itself has 800 feet of road frontage and with approximately 8 acres of land, severance potential could be explored. Beautiful property in the heart of lake country!					

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



## Questions? Contact us:

**Tammy & Heath Gurr**

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*Your Total Real Estate Package!*