

## 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



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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.***

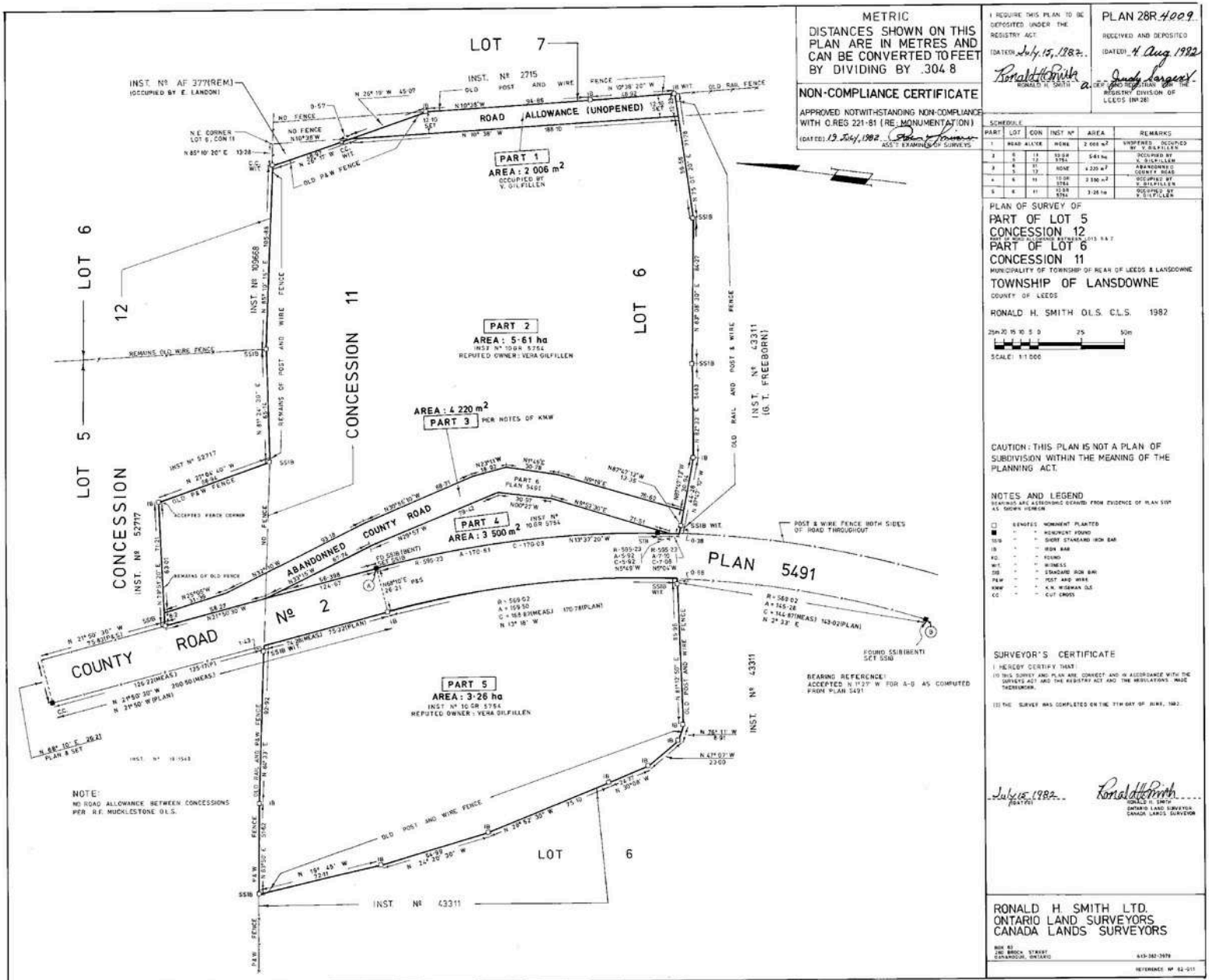
- The property includes approximately 8 acres of beautiful terrain with a mature forest, stunning rock outcroppings and several level building sites.
- The location of this building lot is ideal as it is so close to many lakes in the Rideau Lakes area giving the owner access to water in every direction. Several towns are located nearby as well including Lyndhurst, Delta, Athens and Brockville.
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- 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





# AERIAL IMAGES





# 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/iyuxV1zny74>

## 360 Panorama



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

# MLS LISTING

	<b>568 Lyndhurst Rd</b> <b>Leeds and the Thousand Islands Ontario K0E 1N0</b> Leeds and the Thousand Islands 824 - Rear of Leeds - Lansdowne Twp Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$331.50/2024 <b>DOM:</b> 0			<b>List: \$175,000 For: Sale</b>	
	<b>Vacant Land</b> <b>Link:</b> <b>Lot:</b> 799.8 x 465.75 FeetIrreg:		<b>Front On:</b> W <b>Acre:</b> 5-9.99	<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0	
	<b>Dir/Cross St:</b> Lyndhurst Road/Lower Oak Leaf Road				
	<b>MLS#:</b> X12120271 <b>PIN#:</b> 443030197 <b>Possession Remarks:</b> 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>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>Drive:</b> Lane <b>Gar/Gar Spcs:</b> 4 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 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>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>Oth Struct:</b>		
<b>Waterfront:</b> None <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cell Services,Electricity On Road,Telephone Available					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<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!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					



## Questions? Contact us:

**Tammy & Heath Gurr**

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*Your Total Real Estate Package!*