



PT LT 6 Sunnyside Rd., Rideau Lakes, ON

X12316994

\$ \$175,000

↕ 2 Acres

Vacant land in a prime location close to the Village of Westport!

This 2 acre lot has 300 feet of road frontage and has a full mature hardwood bush. The lot is located on a township maintained road, just off of County Road 42 – between Westport and Newboro. Close to all amenities as well as dining, shopping, golfing and Upper Rideau Lake and Newboro Lake. Investigate the possibilities of building your dream home in the trees and enjoy all that this Rideau Lakes area has to offer!

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**PT LT 6 Sunnyside Rd.
Rideau Lakes, ON**

Features	3
More Information	4
Floor Plan & Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

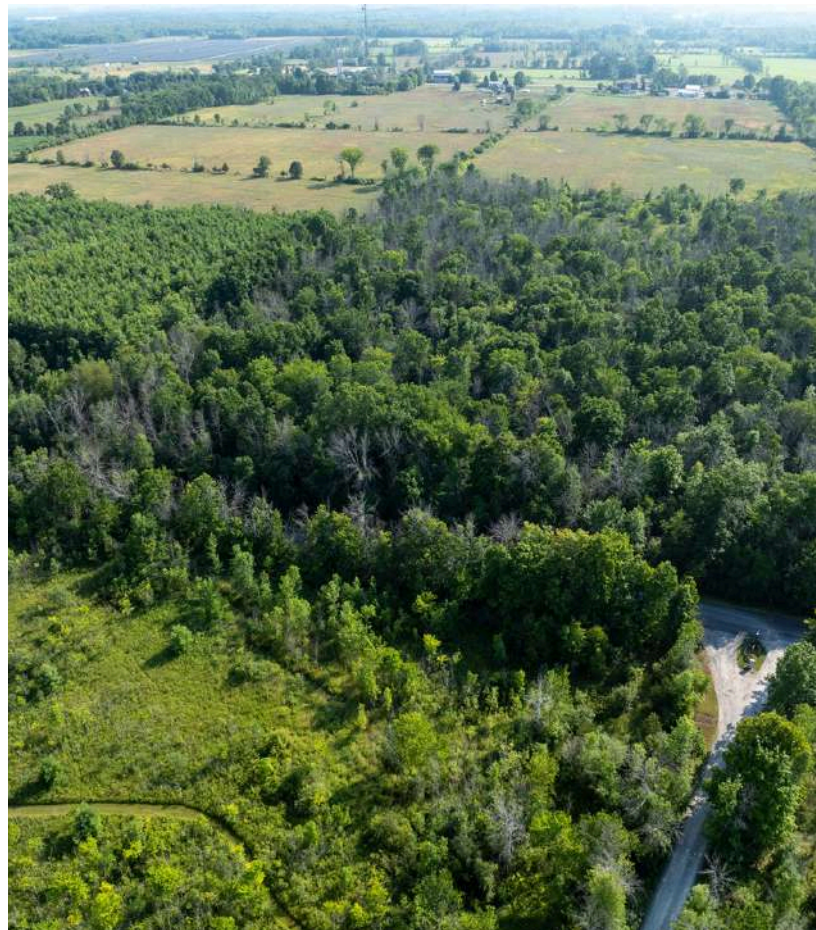
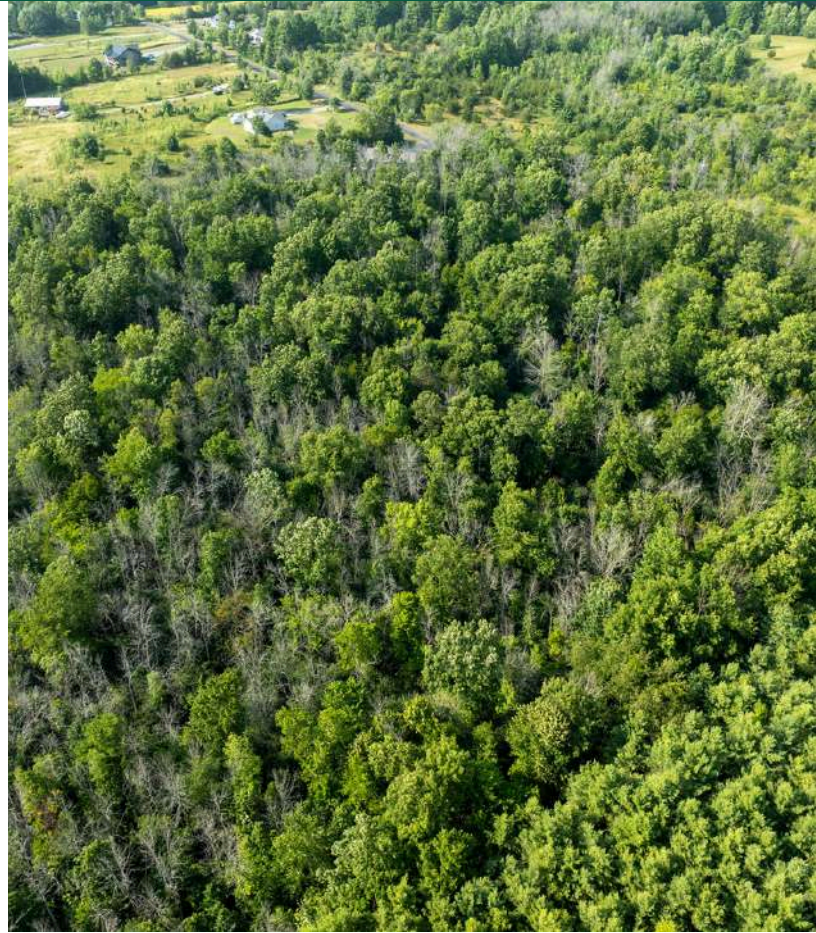
Vacant land in a prime location close to the Village of Westport!

- This 2 acre lot has 300 feet of road frontage and has a full mature hardwood bush.
- The lot is located on a township maintained road, just off of County Road 42 – between Westport and Newboro. Close to all amenities as well as dining, shopping, golfing and Upper Rideau Lake and Newboro Lake.
- Investigate the possibilities of building your dream home in the trees and enjoy all that this Rideau Lakes area has to offer!

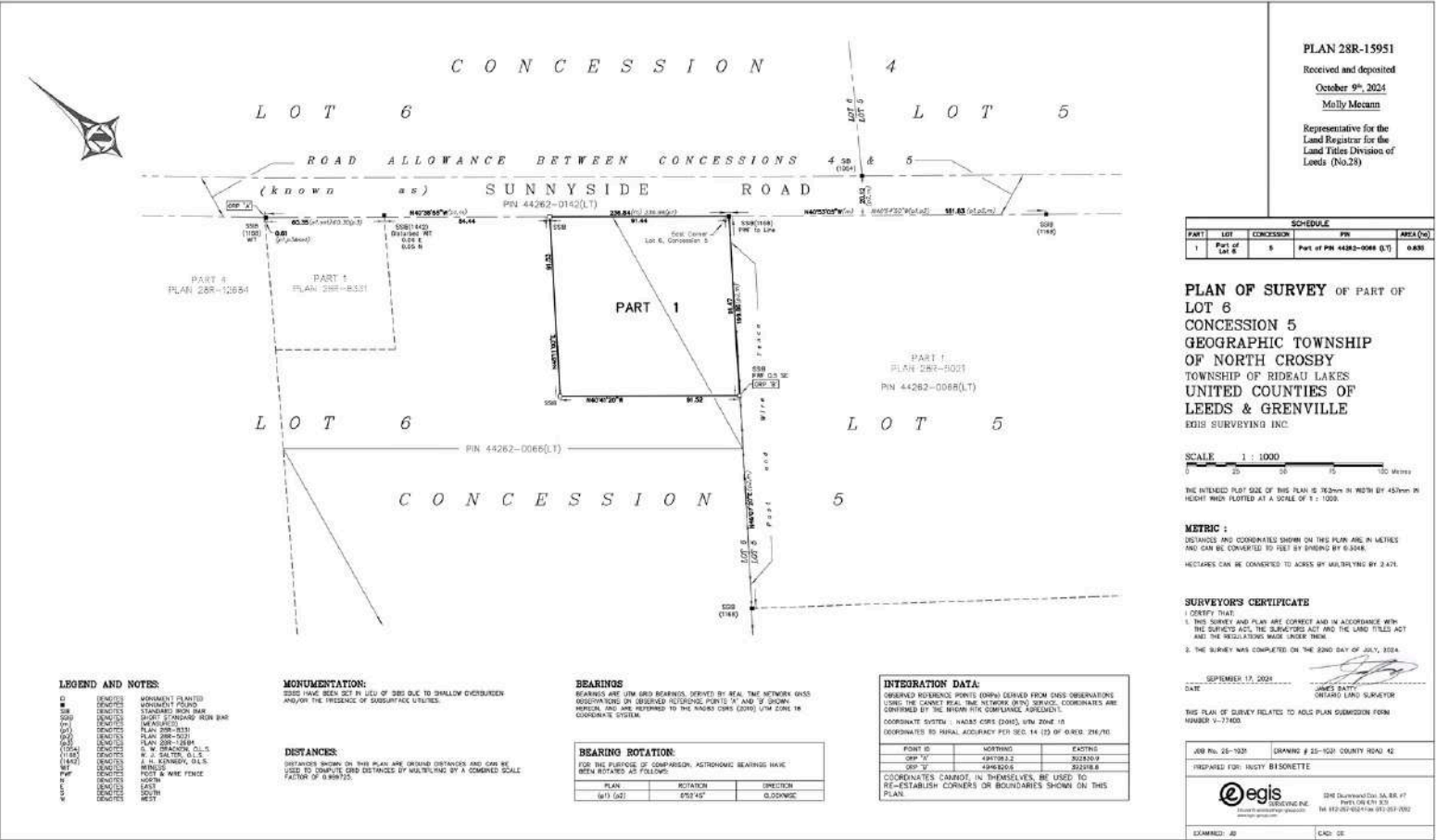
Directions

- Hwy. 42 south of Westport, left on Golf Course Road, left on Sunnyside Road, follow to signs.

GALLERY



SURVEY



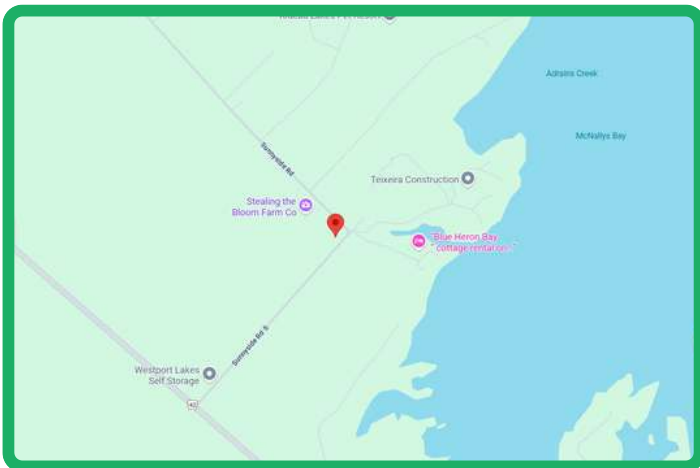
INTERACTIVE LINKS

Aerial Video



Scan the QR Code or Visit:
https://youtu.be/WiUD3uZ_3uw

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/yUU6LtKQGMMEkkPU6>

Panorama



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

MLS LISTING

	PT LT 6 Sunnyside Rd Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$0/2025 DOM: 0		List: \$175,000 For: Sale		
	Vacant Land Link: Lot: 300 x 300 Feet Irreg:		Front On: W Acre: 2-4.99	Rms: Bedrooms: 0 Washrooms: 0	
	Dir/Cross St: Sunnyside Road / Loyalist Lane Directions: Hwy. 42 south of Westport, left on Golf Course Road, left on Sunnyside Road, follow to signs				
MLS#: X12316994 PIN#: 442620066 Possession Remarks: TBD					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Rectangular Lot Size Source: Survey Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Topography: Level,Wooded/Treed		Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Lake Access, Park, School Bus Route, Wooded/Treed		Zoning: RU Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply: Sewer: Spec Desig: Unknown Farm/Agr: None Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available	
Access to Property: Municipal Road Waterfront: None		Rural Services: Cell Services,Electricity On Road,Garbage Pickup,Recycling Pickup,Telephone Available			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Vacant land in a prime location close to the Village of Westport! This 2 acre lot has 300 feet of road frontage and has a full mature hardwood bush. The lot is located on a township maintained road, just off of County Road 42 between Westport and Newboro. Close to all amenities as well as dining, shopping, golfing and Upper Rideau Lake and Newboro Lake. Investigate the possibilities of building your dream home in the trees and enjoy all that this Rideau Lakes area has to offer!					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!