

PRICE
REDUCED

*Affordable Waterfront
on Loon Lake!*

PT LT 2 Creek Crossing Lane, Westport, ON

X9374859

\$ \$129,000

↕ 1.98 Acres

🌊 Loon Lake

Affordable waterfront property!

This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport – great opportunity!

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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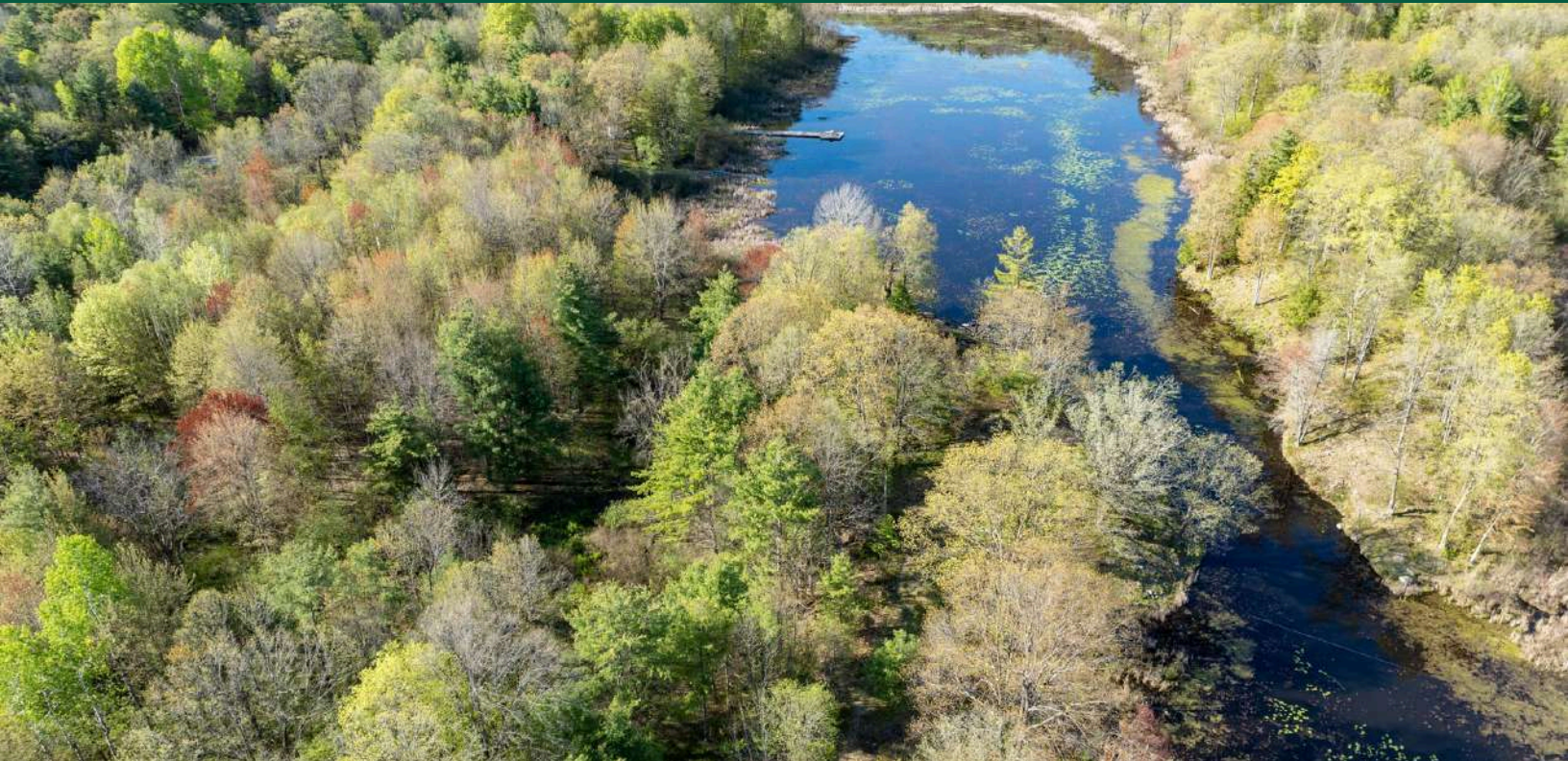
Features

- Affordable waterfront property!
- This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane.
- The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie.
- The lot is nicely treed and has easy access off of the road.
- The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural.
- This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak.
- Located less than 10 minutes south of Westport – great opportunity!

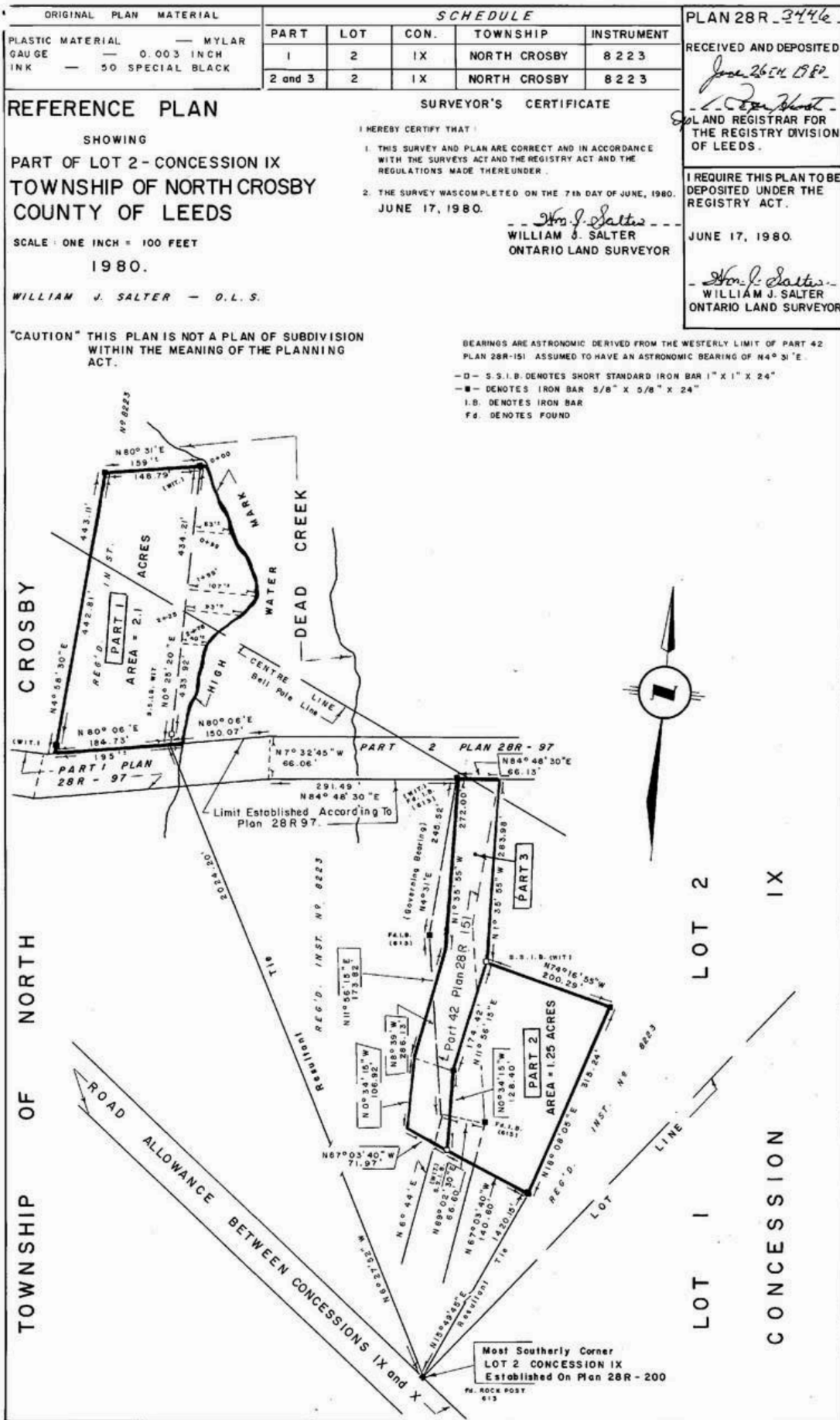
Directions

- Perth Road to Creek Crossing Lane, Property just before small bridge on left.

GALLERY



SURVEY



AERIAL PHOTOS



14.2 Environmental Protection (EP-B) Zone

1. Permitted Uses

conservation use
existing use
public park

2. Zone Provisions

All Yards (minimum) 15m

3. Additional Provisions

1. General Provisions

In accordance with Section 3 hereof.

2. Special Provisions

No building or structure shall be erected, altered or used except in accordance with the recommendations of an Environmental Impact Study undertaken to the satisfaction of the Township.

4. Special Exception Zones

1. EP-B-1 (*Part of Lots 1 & 2, Concessions 6 & 7, South Crosby*)

Notwithstanding the provisions of Section 14.2.1 to the contrary, on the lands zoned EP-B-1, a seasonal camp shall be an additional permitted use. (#2003-112 – September, 2003)

2. EP-B-2 (*Part Lot 24, Concession 5, South Elmsley*)

Notwithstanding the provisions of Section 14.2.1 to the contrary, on the lands zoned EP-B-2, an accessory building shall be a permitted use. (#2008-74 – October, 2008)

3. EP-B-3 (*Otter-Hutton Creek Area, South Elmsley*)

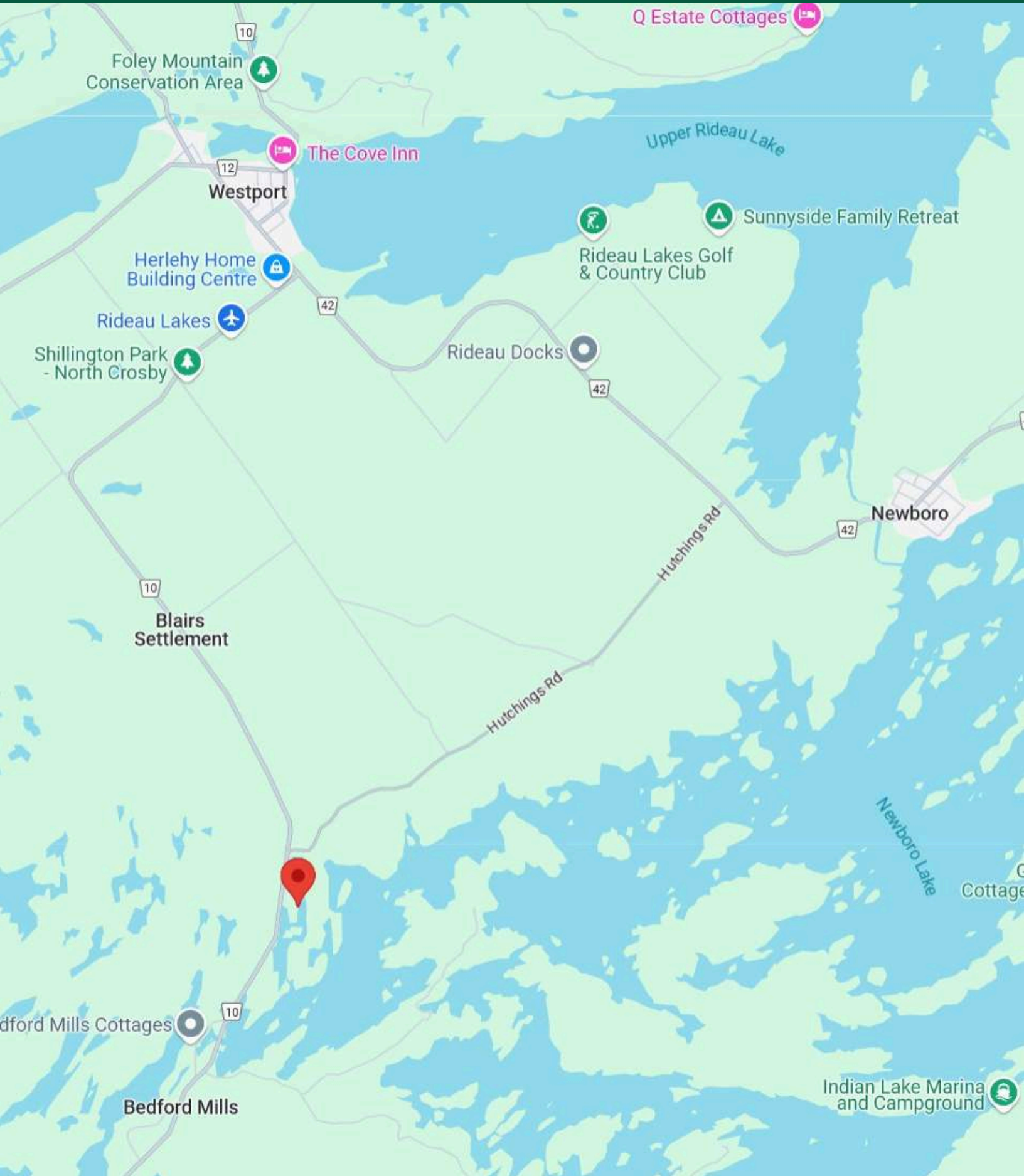
Notwithstanding the provisions of Section 14.2.3 to the contrary, on the lands zoned EP-B-3, the following provisions shall also apply: (#2017-54 – September, 2017)

- No fill shall be placed except with the written approval of the relevant Conservation Authority.
- No building or structure shall be erected, altered or used except with the written approval of the relevant Conservation Authority.
- Where permission under Section 45 of the Planning Act is gained for legal non-conforming structures/buildings the zoning provisions of an applicable zone shall apply. For waterfront properties used for residential purposes the Waterfront Residential (RW) zone shall apply. For non-waterfront properties used for purposes as permitted in the Rural (RU) zone, the RU zone provisions shall apply. For commercial/institutional/industrial uses the applicable commercial/institutional/industrial zoning shall apply. (#2016-36 – July, 2016)

ZONING MAP



MAP



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/TsjGGaiid7SFQvC19>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/wR0TP_LY_j4

360 Panorama



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

MLS LISTING



PT LT 2 Creek Crossing Lane		List: \$129,000 For: Sale
Westport Ontario K0G 1X0		
Westport Leeds & Grenville		
SPIS: N	Taxes: \$823.84/2023	DOM: 109
Vacant Land	Front On: N	Rms:
Link:	Acre: .50-1.99	Bedrooms: 0
Lot: 434.21 x 153.48 Feet Irreg:		Washrooms: 0
Dir/Cross St: Perth Road		

MLS#: X9374859 **PIN#: 441060128**
Possession Remarks: TBD

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Drive: Gar/Gar Spcs: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake/Pond, Waterfront, Waterfront, Wooded/Treed	Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Garden Shed
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Water Body Name: Loon Water Body Type: Lake Water Frontage (M): 132.34 Water Features: Dock,Waterfront-Deeded Access to Property: Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct	Shoreline: Natural,Weedy Shoreline Allowance: None Shoreline Exp: E Alternative Power: None Easements/Restrict: Unknown Rural Services: Electr On Road,Garbage Pickup,Recycling Pckup Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Affordable waterfront property! This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off of the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport great opportunity! Please do not walk property without an agent present.

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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