

PRICE
REDUCED

*Affordable Waterfront
on Loon Lake!*

PT LT 2 Creek Crossing Lane, Westport, ON

X9374859

\$ \$85,000

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

ORIGINAL PLAN MATERIAL

PLASTIC MATERIAL — MYLAR

GAUGE — 0.003 INCH

INK — 50 SPECIAL BLACK

PART	LOT	CON.	TOWNSHIP	INSTRUMENT
1	2	IX	NORTH CROSBY	8223
2 and 3	2	IX	NORTH CROSBY	8223

PLAN 28R-3446

RECEIVED AND DEPOSITED

June 26th 1980

W. J. Salter

PLAND REGISTRAR FOR THE REGISTRY DIVISION OF LEEDS.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

June 17, 1980.

W. J. Salter

WILLIAM J. SALTER

ONTARIO LAND SURVEYOR

REFERENCE PLAN

SHOWING

PART OF LOT 2- CONCESSION IX

TOWNSHIP OF NORTH CROSBY

COUNTY OF LEEDS

SCALE: ONE INCH = 100 FEET

1980.

WILLIAM J. SALTER — O.L.S.

1. HEREBY CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF JUNE, 1980.

June 17, 1980.

W. J. Salter

WILLIAM J. SALTER

ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT OF PART 42 PLAN 28R-151. ASSUMED TO HAVE AN ASTRONOMIC BEARING OF N4° 31' E.

D — S.S.I.B. DENOTES SHORT STANDARD IRON BAR 1" X 1" X 24"

■ — DENOTES IRON BAR 5/8" X 5/8" X 24"

I.B. DENOTES IRON BAR

Fd. DENOTES FOUND

TOWNSHIP OF NORTH CROSBY

DEAD CREEK

WATER

MARK

AREA = 2.1 ACRES

PART 1

PLAN 28R-97

PART 2

PLAN 28R-97

PART 3

PLAN 28R-97

AREA = 1.25 ACRES

PART 2

PLAN 28R-151

LOT 2

CONCESSION IX

ROAD ALLOWANCE BETWEEN CONCESSIONS IX AND X

Most Southerly Corner LOT 2 CONCESSION IX Established On Plan 28R-200

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*)

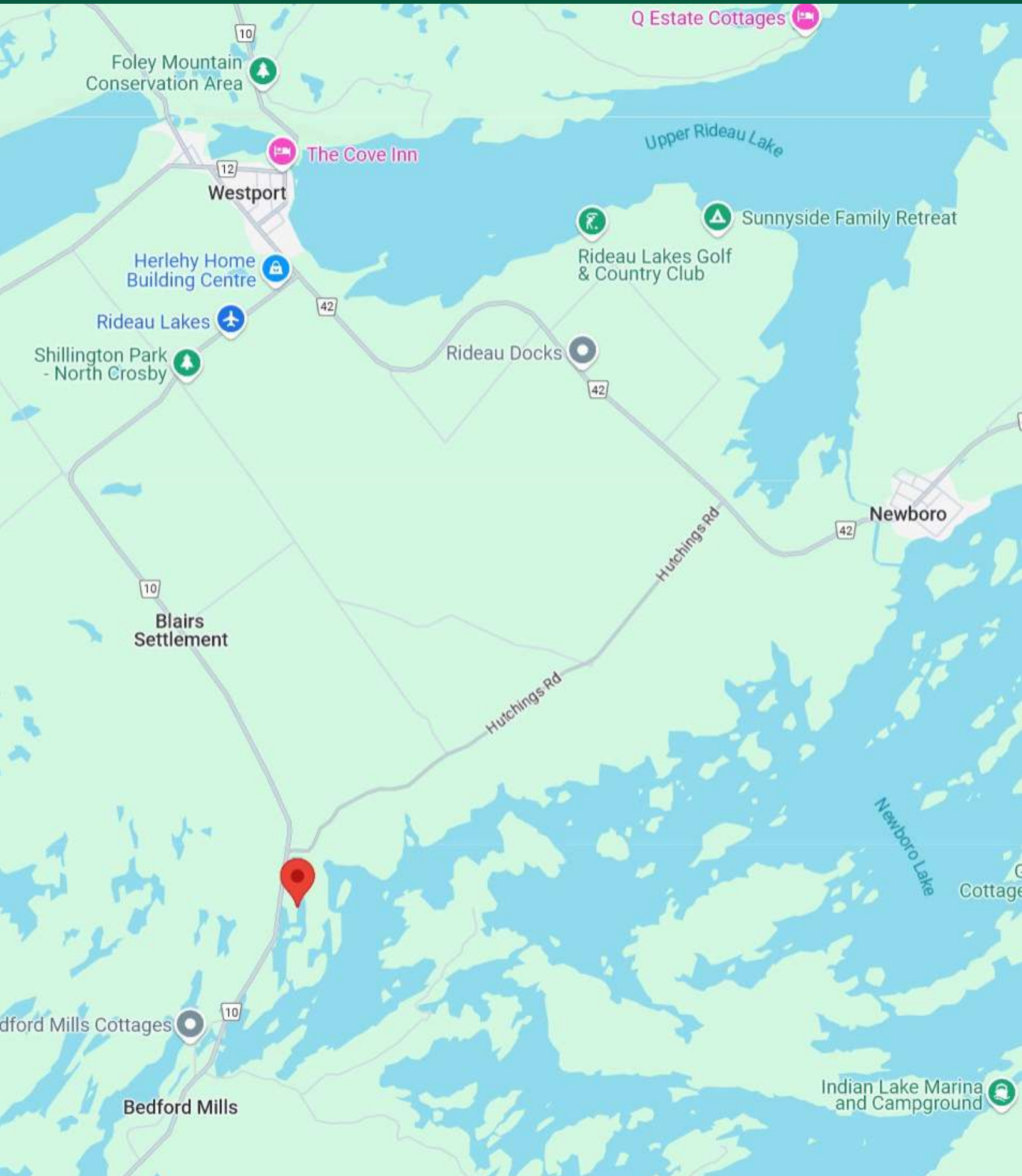
Notwithstanding the provisions of Section 14.2.3 to the contrary, on the lands zoned EP-B-3, the following provisions shall also apply: (#2017-54 – September, 2017)

- 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

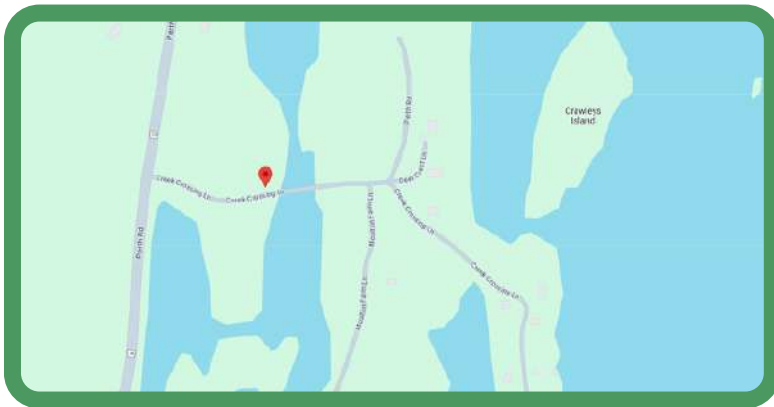


MAP



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: \$85,000 For: Sale	
Rideau Lakes Ontario K0G 1X0			
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville			
SPIS: N	Taxes: \$823.84/2023	DOM: 386	
Vacant Land	Front On: N	Rms:	
Link:	Acre: .50-1.99	Bedrooms: 0	
Lot: 434.21 x 153.48 FeetIrreg:		Washrooms: 0	
Dir/Cross St: Perth Road			

MLS#: X9374859 **PIN#:** 441060128

Possession Remarks: TBD

Legal: PT LT 2 CON 9 NORTH CROSBY PT 1 28R3446; T/W LR117789; RIDEAU LAKES

Kitchens:	Exterior:	Zoning:
Fam Rm:	Gar/Gar Spcs:	Cable TV: N
Basement:	Park/Drive:	Hydro: A
Fireplace/Stv:	Drive:	Gas: N
Heat:	Drive Park Spcs: 1	Phone: A
A/C:	Tot Prk Spcs: 1	Water: None
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool:	Sewer: None
Apx Sqft:	Energy Cert:	Spec Desig: Unknown
Assessment:	Cert Level:	Farm/Agr: Direct
POTL:	GreenPIS:	Waterfront:
POTL Mo Fee:	Prop Feat: Lake/Pond, Waterfront,	Retirement:
Elevator/Lift:	Waterfront, Wooded/Treed	HST Applicable to: No
Laundry Lev:	Interior Feat: None	Sale Price:
Phys Hdcap-Eqp:		Oth Struct: Garden Shed

Water Body Name: Loon Lake

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: Electricity On Road, Garbage Pickup, Recycling

Pickup, Telephone Available

Waterfront Accessory Bldgs: Not Applicable

#	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.

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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