



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: **Acres: .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: 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: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake/Pond, Waterfront, Waterfront, Wooded/Treed Interior Feat: None	Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply Type: Sewer: None Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to No Sale Price: Oth Struct: Garden Shed
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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
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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.

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