

PT LT 2 CREEK CROSSING Lane, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Land

[PT LT 2 CREEK CROSSING Ln Westport](#)

Listing ID: 40653593
Price: **\$149,000/For Sale**



Leeds and Grenville/Westport/Westport Residential



Water Body: Loon Lake	Trans Type: Sale
Type of Water: Lake	Acres Range: 0.50-1.99
Tax Amt/Yr: \$824/2023	Frontage: 434.21
Zoning: RU/EPB	Lot Dimensions: 434.21 x 153.48
Devel Chrg Pd:	Lot Irregularities:
Official Plan:	Lot Shape: Irregular
Site Plan Apprv:	Common Interest: Freehold/None
	Tax Amt/Yr: \$824/2023

Remarks/Directions

Public Rmks: **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**

Directions: **Perth Road to Creek Crossing Lane, Property just before small bridge on left**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Direct Water View
Waterfront Features: Water Access Deeded	
Dock Type: Private Docking	
Shoreline:	Frontage: 434.21
Shore Rd Allow: None	Exposure:
Island Y/N: No	

Exterior

Property Access: Private Road	Fronting: North
Area Influences: Lake/Pond	
View:	
Topography: Flat, Rocky, Rolling, Wooded/Treed	

Land Information

Utilities:	Sewer: None
Water Source: None	Water Treatment:
Well Testing:	Location: Rural
Services: None	
Acres Clear:	Acres Waste:
Lot Front (Ft): 434.21	Acres Workable: 1.98 Acres
Lot Depth (Ft): 153.48	Lot Size:

Property Information

Legal Desc: PT LT 2 CON 9 NORTH CROSBY PT 1 28R3446; T/W LR117789; RIDEAU LAKES	Survey: None/
Zoning: RU/EPB	Hold Over Days:
Assess Val/Year: \$77,000/2016	PIN 2:
PIN: 441060128	Occupant Type:
ROLL: 083183905411717	Deposit: 5,000
Possession/Date: Flexible/	

Brokerage Information

List Date: **10/01/2024**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 10/01/2024

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