



PT LT 3 Everett Lane, Sydenham, ON

Escape to the country with easy access to the city!

This 32-acre parcel of land is located just minutes north of the village of Sydenham and has a dense, mature forest, beautiful Canadian shield terrain, and several building sites with direct access off of the road. Everett Lane borders the entire southern portion of this property, curves around to the west side and enjoys public boat access to Knowlton Lake - directly across the lane. This property has been approved as a building lot and is a clean canvas for your dream home immersed in wildlife and privacy. Winter access is easy and your home would be conveniently located just 10 minutes north of Sydenham or a short 30-minute drive to the city of Kingston. An incredible opportunity to own a beautiful property with direct public access to one of the beautiful lakes in our area!

40644083

\$ \$349,900

📏 32.5 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Table of Contents

**PT LT 3 Everett Lane
Sydenham, ON**

Features	3
Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

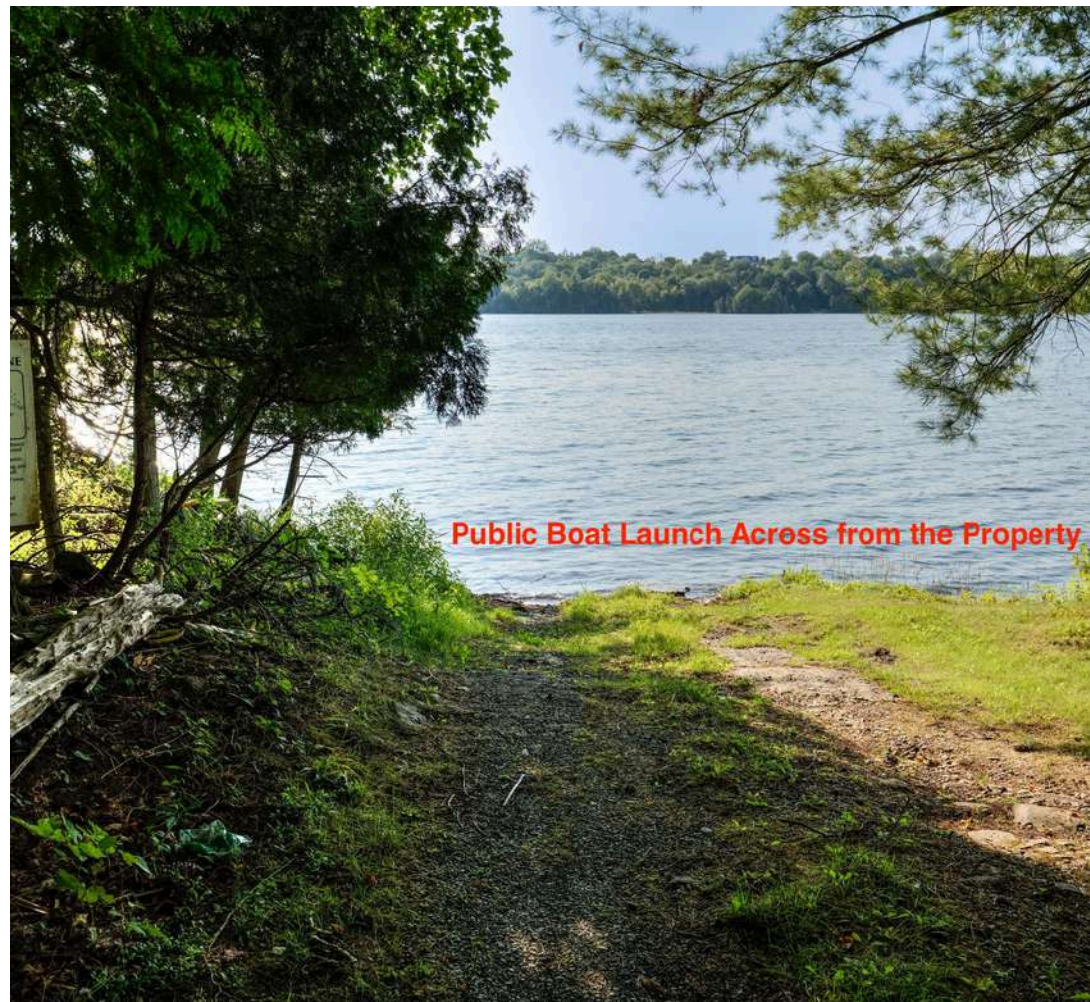
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Directions

- North of Sydenham on Freeman Road, north on Gould Lake Road, stay straight onto Everett Lane. Property on right at sign.

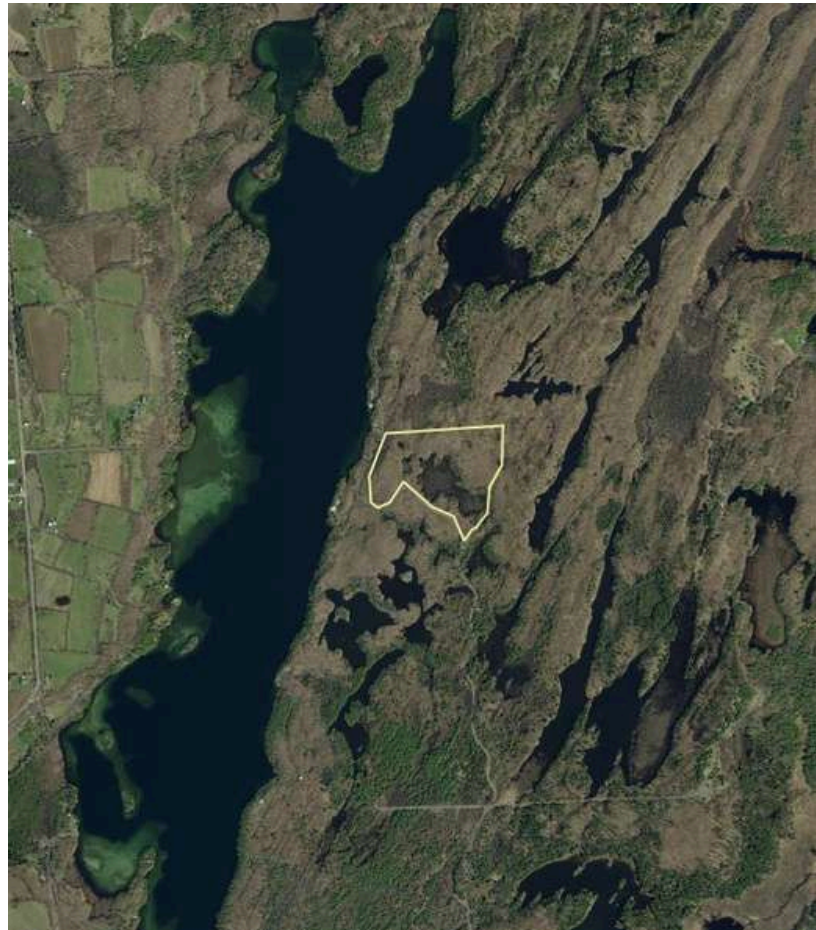


Knowlton Lake



Public Boat Launch Across from the Property

AERIAL IMAGES



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

[https://maps.app.goo.gl/
KWDAZzG5ZAJ05fnc8](https://maps.app.goo.gl/KWDAZzG5ZAJ05fnc8)

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/ByZELHc421M>

360 Panorama



Scan the QR Code or Visit:

[https://360panos.org/panos/
EverettLane/](https://360panos.org/panos/EverettLane/)

MLS LISTING

PT LT 3 EVERETT Lane, Sydenham, Ontario K0H 2T0

Listing

Client Full

[PT LT 3 EVERETT Ln Sydenham](#)

Listing ID: 40644083

Active / Land

Price: **\$349,900/For Sale**



Frontenac/Frontenac/47 - Frontenac South

Residential

Tax Amt/Yr: **\$1,099/2024**

Zoning: **RLS-15-H**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

Sale

25-49.99

1,638.60

1,638.6 x 1,427.91

Irregular

Freehold/None

\$1,099/2024

Remarks/Directions

Public Rmks: **Escape to the country with easy access to the city! This 32-acre parcel of land is located just minutes north of the village of Sydenham and has a dense, mature forest, beautiful Canadian shield terrain, and several building sites with direct access off of the road. Everett Lane borders the entire southern portion of this property, curves around to the west side and enjoys public boat access to Knowlton Lake - directly across the lane. This property has been approved as a building lot and is a clean canvas for your dream home immersed in wildlife and privacy. Winter access is easy and your home would be conveniently located just 10 minutes north of Sydenham or a short 30-minute drive to the city of Kingston. An incredible opportunity to own a beautiful property with direct public access to one of the beautiful lakes in our area!**

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Exterior

Property Access: **Private Road**
Area Influences: **Schools**
View:
Topography: **Hilly, Rocky, Wooded/Treed**
Restrictions: **Unknown**

Fronting: **North**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Electricity Available**
Acres Clear:
Lot Front (Ft): **1,638.60**
Acres Waste:
Lot Depth (Ft): **1,427.91**
Acres Workable:
Lot Size: **32.50 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 3 CON 8 LOUGHBOROUGH AS IN FR189579 LYING N ELY OF THE 1 FT RESERVE PL1584 & ALONG THE E BOUNDARY OF ORSER ST PL1584 & W OF PT 1 13R6189; SOUTH FRONTENAC**
Zoning: **RLS-15-H**
Assess Val/Year: **\$110,000/2016**
PIN: **362740090**
ROLL: **102904002010003**
Possession/Date: **Flexible/**
Survey: **Yes/**
Hold Over Days:
PIN 2:
Occupant Type:
Deposit: **10,000**

Brokerage Information

List Date: **09/09/2024**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 09/09/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!