

PT LT 17 GANANOQUE LAKE LOT, Seeleys Bay, Ontario K0H 2N0

Listing

Client Full

PT LT 17 GANANOQUE LAKE LOT Seeleys Bay

Listing ID: 40525622

Active / Land

Price: \$529,000/For Sale



Leeds and Grenville/Leeds and the Thousand Islands/Leeds and the Thousand Islands Residential

Water Body: **Gananoque Lake**Type of Water: **Lake**Tax Amt/Yr: **\$1,208/2022**Zoning: **RU**

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**10-24.99****458.02****458.02 x****Irregular****Freehold/None****\$1,208/2022**

Remarks/Directions

Public Rmks: **Imagine owning approximately 10 acres of land and 458' waterfront on Gananoque Lake! This southeast facing natural shoreline has level access and beautiful views across the lake. There is a potential building site in the middle of the lot surrounded by trees and set back from the water. Gananoque Lake Lane runs through the property, so an open field and a mature tree section are located across the road. Hydro is also located right on the property. This lot is located about 18 minutes north of the town of Gananoque where you will find all amenities you require, plus it's a short distance to the Ivy Lee bridge where you can cross over into the USA. Gananoque Lake has a surface area of 1522 acres and a maximum depth of 78 feet. Fishing on the lake is ideal with Catfish, Perch, Largemouth Bass, Northern Pike and many more. Beautiful waterfront property!**

Directions: **Highway 32 to Deryaw Road, right on Gan Lake Road, follow to listing sign.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **None**
 Shoreline:
 Shore Rd Allow: **None**
 Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **458.02**
 Exposure: **East, South**

Exterior

Property Access: **Municipal Road**
 Area Influences: **Lake Access, Lake/Pond**
 View:
 Topography: **Level, Open space, Rolling, Wooded/Treed**

Fronting: **East**

Land Information

Utilities:
 Water Source: **None**
 Well Testing:
 Services: **Cell Service, Electricity Available, Telephone Available**
 Acres Clear: Acres Waste: Acres Workable:
 Lot Front (Ft): **458.02** Lot Depth (Ft): **0.00** Lot Size: **10.30 Acres**

Sewer: **None**
 Water Treatment:
 Location: **Rural**

Property Information

Legal Desc: **See Documents.**
 Zoning: **RU**
 Assess Val/Year: **\$122,000/2016**
 PIN: **442360232**
 ROLL: **081281601006615**
 Possession/Date: **Flexible/**

Survey: **Yes/**
 Hold Over Days: **60**
 Occupant Type:

Deposit: **10,000**

Brokerage Information

List Date: **01/09/2024**List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 07/29/2024

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