



PTLT 17 Gananoque Lake Lot **List: \$525,000 For: Sale**
Leeds and the Thousand Islands Ontario K0H 2N0
Leeds and the Thousand Islands 824 - Rear of Leeds - Lansdowne Twp Leeds and Grenville
SPIS: N Taxes: \$1,220/2024 DOM: 126

Vacant Land **Front On: E** **Rms:**
Link: **Acre: 10-24.99** **Bedrooms: 0**
Washrooms: 0
Lot: 458.02 x 163 Feet Irreg:
Dir/Cross St: Highway 32 to Deryaw Road, right on Gananoque Lake Road. Follow to sign.

MLS#: X10415571 PIN#: 442360094
Possession Remarks: Flexible

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: Drive: Gar/Gar Spcs: None Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Level, Rolling, Waterfront	Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct:
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Water Frontage (M): 139.6
Topography: Open Space,Flat,Level,Rolling,Wooded/Treed
Water Features: Waterfront-Deeded
Access to Property: Private Docking,Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct
Shoreline: Natural
Shoreline Allowance: Owned
Shoreline Exp: Se
Alternative Power: None
Easements/Restrict: Unknown
Rural Services:
Cell Services,Electricity On Road,Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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 designated building site in the middle of the lot surrounded by trees with an approved septic area as well. 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 its 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. Your dream home or waterfront cottage awaits you at this property!					
Extras:					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					