

PRICE
REDUCED

10 Acres on
Gananoque Lake!

PT LT 17 Gananoque Lake Lot, Seeleys Bay, ON

Imagine owning approx. 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. 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.

40525622

\$ \$529,000

10.3 Acres

Gananoque Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Seeleys Bay, ON**

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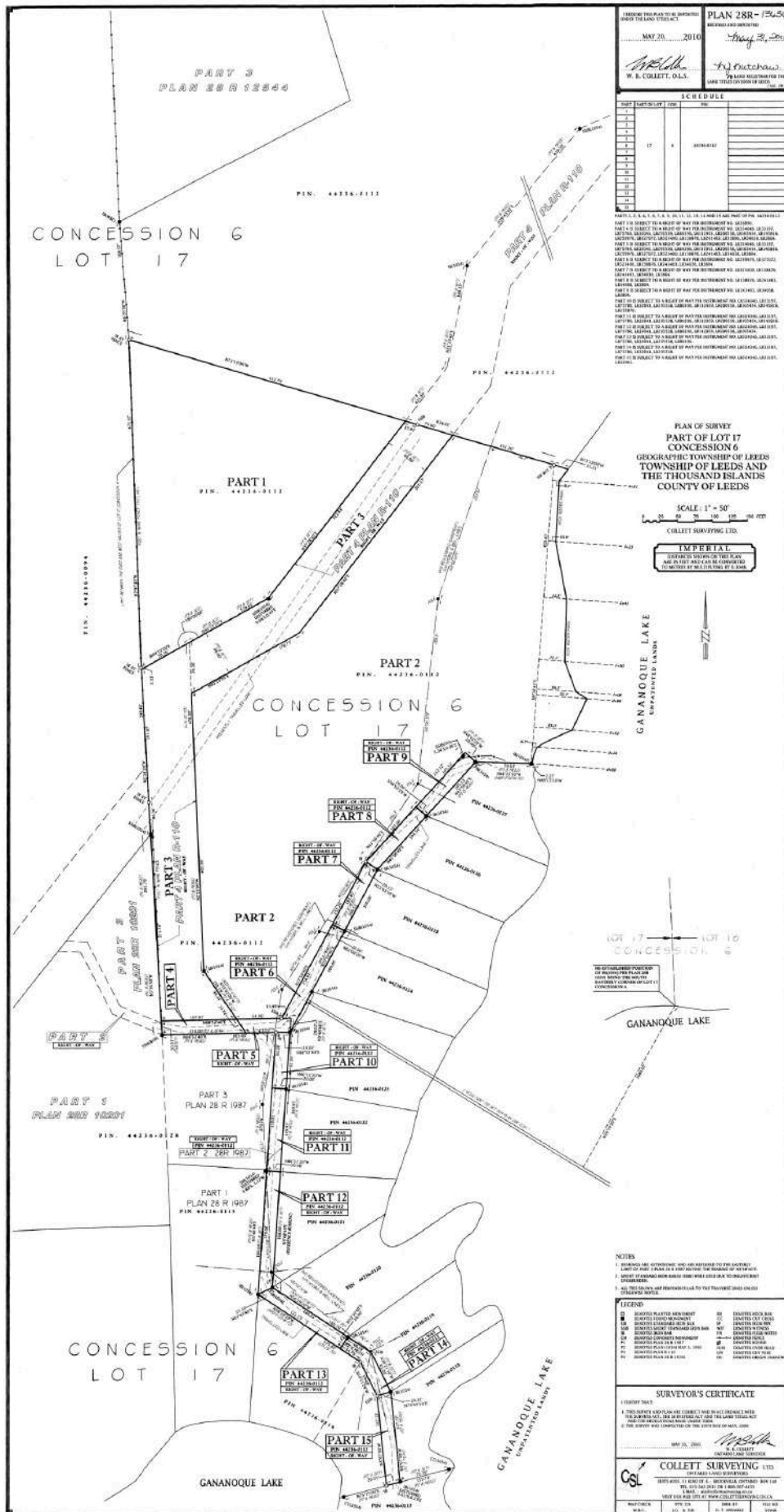
Features

- 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 lake with great views.
- 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.
- Your dream home or waterfront cottage awaits you at this property!

Directions

- Highway 32 to Deryaw Road, right on Gan Lake Road, follow to listing sign.

REFERENCE PLAN

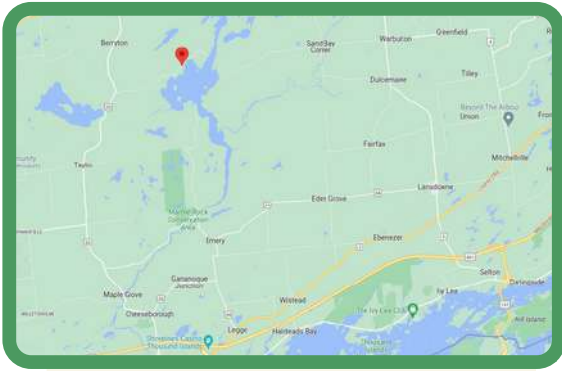


AERIAL PHOTOS



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/jRtD2kbW1z1iFmcj6>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/1xcvd9-ZVfY>

360 Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/GanLakeLane/>

Gananoque Lake Info Sheet



Scan the QR Code or Visit:
<https://www.crca.ca/wp-content/uploads/PDFs/LakeReports/2017-FactSheet-GananoqueLake.pdf>

MLS LISTING

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: **Sale**
Acres Range: **10-24.99**
Frontage: **458.02**
Lot Dimensions: **458.02 x**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$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:
Lot Front (Ft): **458.02** Lot Depth (Ft): **0.00** Acres Workable:
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

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

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

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