

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.

X12545566

\$ \$499,000

10.3 Acres

Gananoque Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Seeleys Bay, ON**

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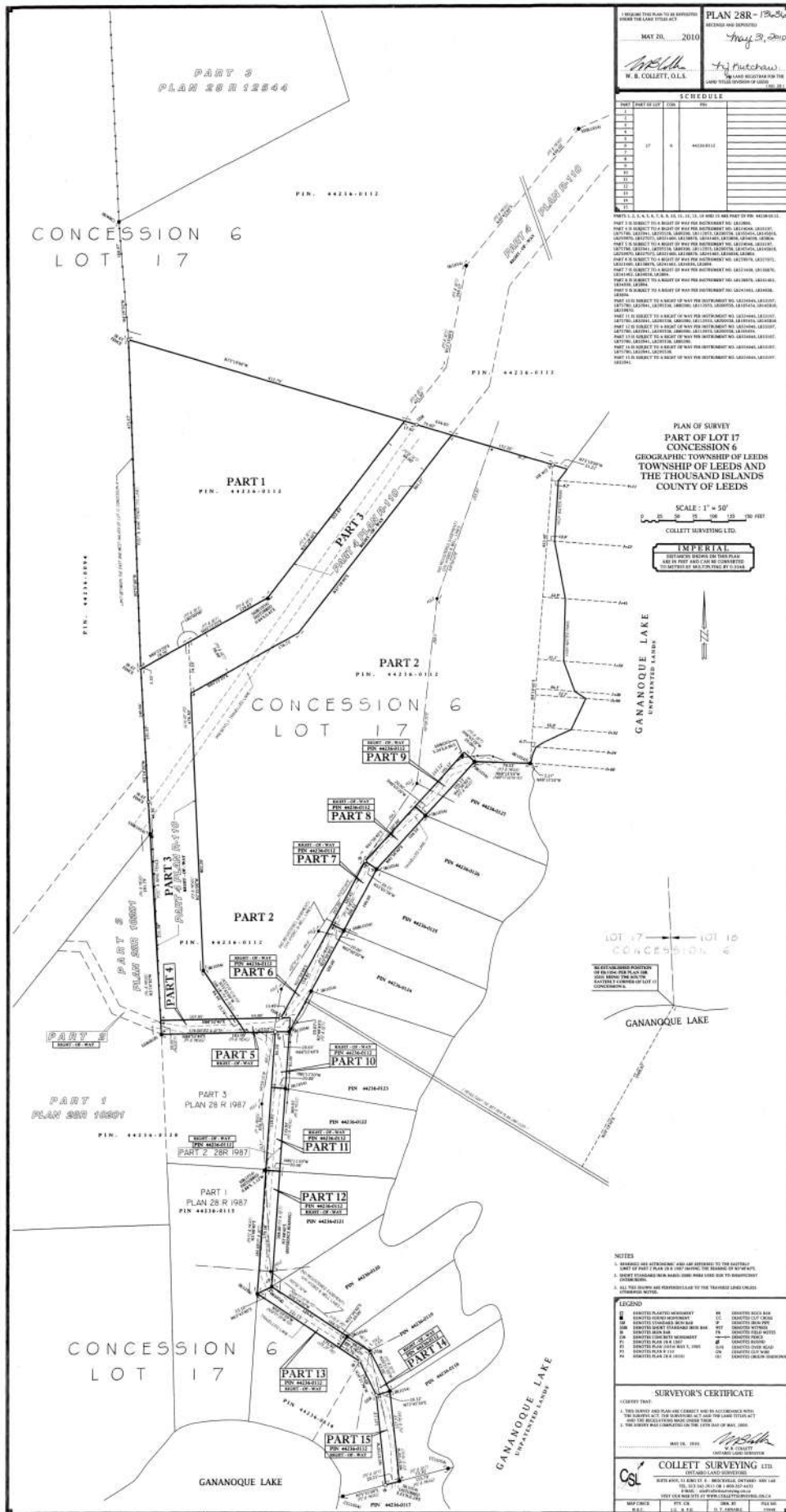
Features

- 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!

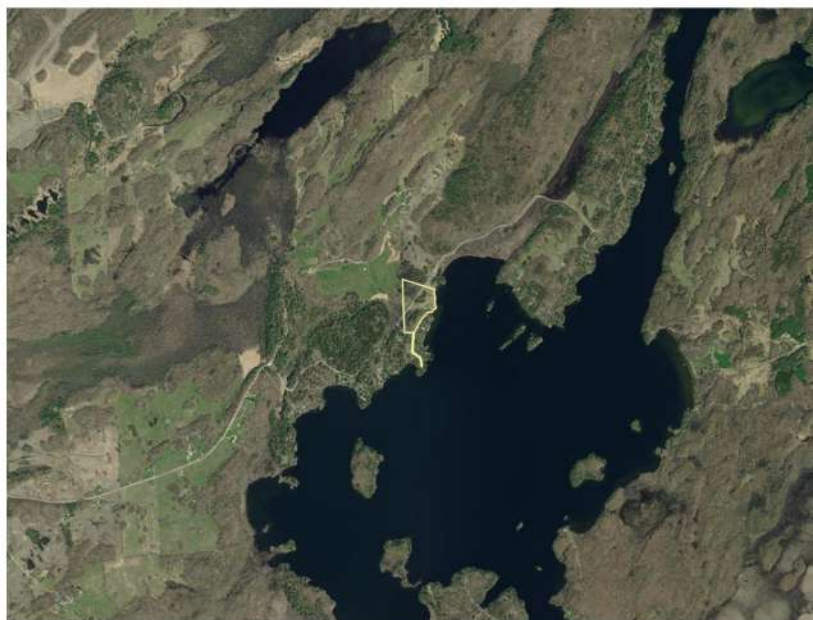
Directions

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

REFERENCE PLAN

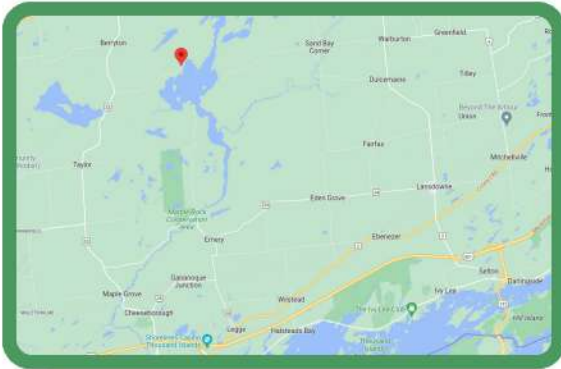


AERIAL PHOTOS



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/lxcvd9-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



PTLT 17 Gananoque Lake Lot **List: \$499,000 For: Sale**
Front of Leeds & Seeleys Bay Ontario K0H 2N0
 Front of Leeds & Seeleys Bay 02 - Front of Leeds & Seeleys Bay Leeds and Grenville
SPIS: N Taxes: \$1,208/2024 DOM: 0

Vacant Land **Front On: E** **Rms:**
Link: **Acre: 10-24.99** **Bedrooms: 0**
Lot: 458.02 x 163 Feet Irreg: **Washrooms: 0**

Dir/Cross St: Deryaw Road and Gananoque Lake Road
Directions: Highway 32 to Deryaw Road, right on Gananoque Lake Road. Follow to sign.

MLS#: X12545566 **PIN#:** 442360232

Possession Remarks: TBD

Legal: SEE REALTOR REMARKS

Kitchens:
Fam Rm:
Basement:
Fireplace/Stv:
Heat:
A/C:
Central Vac: N
Apex Age:
Apex Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior:
Gar/Gar Spcs: None
Park/Drive:
Drive:
Drive Park Spcs:
Tot Prk Spcs:
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Level, Rolling, Waterfront,
 Waterfront, Wooded/Treed
Interior Feat: None

Zoning:
Cable TV: N
Hydro: A
Gas: N
Phone: A
Water: None
Water Supply Type: None
Sewer: None
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront:
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct:
Survey Type: Available

Water Body Name: Gananoque Lake
Water Body Type: Lake
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
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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!

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595



Questions? Contact us:

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