



PTLT 17 Gananoque Lake Lot **List: \$529,000 For: Sale**
Ontario K0H 2N0
 Leeds & Grenville
SPIS: N **Taxes: \$1,220/2024** **DOM: 4**

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: 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: Electr On Road Waterfront Accessory Bldgs: Not Applicable
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#	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!

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