

	PT LT 17 Gananoque Lake Lot 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: 3		List: \$499,000 For: Sale		
	Vacant Land Link:		Front On: E Acre: 10-24.99	Rms: Bedrooms: 0 Washrooms: 0	
	Lot: 458.02 x 163 Feet Irreg: 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 Apx Age: Apx 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: Waterfront: Direct 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
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					