

1458 BRADSHAW Road, Tamworth, Ontario K0K 3G0

Listing

Client Full
Active / Land

[1458 BRADSHAW Rd Tamworth](#)

MLS®#: 40370733
Price: **\$265,000**



Lennox and Addington/Stone Mills/63 - Stone Mills

Residential

Tax Amt/Yr: **\$13/2022**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **2-4.99**
Frontage: **320.10**
Lot Dimensions: **320.1 x 503.24**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$13/2022**

Remarks/Directions

Public Rmks: **Located just south of Beaver Lake, this vacant land parcel is ready for a home with a rough lane way in place and a drilled well on site. The lane way has the appropriate entrance permit and the drilled well is producing 25 gallons per minute. The lot has 320' of frontage, a depth of 503' and 3 acres of open area for your new home. There is a public boat ramp located off the end of Bradshaw Road, only one minute away from this lot where you can access the lake for water activities and fishing. On the west end of Beaver Lake, and only 3 minutes away, are the Lions Club Park with beach and boat ramp along with The Lakeview Tavern and Restaurant. The lot is in a great location if you are a snowmobile enthusiast with club trails in close proximity. If you are looking for other amenities, Kingston is 40 minutes to the southeast and Napanee is a short 30 minute drive to the south. The property has a split rail fence along the road frontage and wire fencing on the south and west sides. To complete the fencing, just the north side (approx. 503') would need to be installed. New homes are being built in the area so this could be the future site of your new family home!**

Directions: **Highway 41 north of Napanee, right on County Road 4 W. Just south of Beaver Lake, left on Bradshaw Road, property on left.**

Exterior

Property Access: **Municipal Road, Paved Road**
Area Influences: **Beach, Lake Access, Lake/Pond, Park, School Bus Route, Shopping Nearby**
View: **Hills, Pasture, Trees/Woods** Fronting:
Topography: **Flat, Level, Open space**

Land Information

Utilities:
Water Source: **Drilled Well**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, High Speed Internet Avail, Telephone Available**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **320.10** Lot Depth (Ft): **503.24** Lot Size: **3.00 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PART LOT 6 CONCESSION 4 SHEFFIELD, PART 2 29R11065 TOWNSHIP OF STONE MILLS**
Zoning: **RU** Survey: **Available/**
Assess Val/Year: **\$6,800/2022** Hold Over Days:
PIN: **451390294** Occupant Type:
ROLL: **112411005002409**
Possession/Date: **Flexible/** Deposit: **10,000**

Brokerage Information

List Date: **01/30/2023**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 01/30/2023

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