

# BORDENWOOD Road, Arden, Ontario K0H 1B0

Listing

Client Full  
**Active / Land**

[0 BORDENWOOD Rd Arden](#)

MLS®#: 40303602  
Price: **\$295,000**



## Frontenac/Frontenac/45 - Frontenac Centre

### Residential

Tax Amt/Yr: **\$557/2022**  
Zoning: **R**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Lot Size Acres: **41.90**  
Acres Range: **25-49.99**  
Frontage: **2,452.00**  
Lot Dimensions: **2,452**  
Lot Irregularities:  
Lot Shape: **Irregular**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$557/2022**

### Remarks/Directions

Public Rmks: **Looking for a hunt camp property? This property has over 41 acres of land with mature bush, rock outcroppings and some open space. There is an unopened road allowance on the western boundary and beyond that lies thousands of acres of Crown Land. There is a lane that leads in to the property to a small cabin that is located at the edge of a clearing. The cabin is basic with a sitting area and woodstove and a loft area above (being sold 'as is'). Water is collected from the roof and stored in a tank and power can be provided by a generator to run the wall mounted air conditioner. There is also a shed to store firewood and an outhouse. The property is located on Bordenwood Road, which is maintained year round, just north of Hwy 7 and Kennebec Lake - easy commuting to Perth or Sharbot Lake!**

Directions: **Hwy 7 to Henderson Road, Left on Richardson Road, Right on Bordenwood Road Follow Signs**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>No</b>

### Exterior

Property Access: **Municipal Road**  
Area Influences: **Open Spaces, Trails**  
View: **Forest, Pasture, Trees/Woods** Fronting: **West**  
Topography: **Open space, Wooded/Treed**

### Land Information

Utilities:		Sewer:	<b>Outhouse</b>
Water Source:	<b>None</b>	Water Treatment:	
Well Testing:		Location:	<b>Rural</b>
Services:	<b>At Lot Line-Hydro</b>		
Acres Clear:		Acres Workable:	
Lot Front (Ft):	<b>2,452.00</b>	Lot Size:	<b>41.900 Acres</b>
Lot Depth (Ft):			

### Property Information

Legal Desc:	<b>W1/2 LT 24 CON 4 KENNEBEC LYING W OF A FORCED RD KNOWN AS BORDENWOOD RD; CENTRAL FRONTENAC</b>	Survey:	<b>None/</b>
Zoning:	<b>R</b>	Hold Over Days:	
Assess Val/Year:	<b>\$42,500/2016</b>	Occupant Type:	
PIN:	<b>361700007</b>		
ROLL:	<b>103901002002935</b>	Deposit:	<b>10000</b>
Possession/Date:	<b>Flexible/</b>		

### Brokerage Information

List Date: **08/02/2022**  
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)   
Source Board: **KAREA**

**Prepared By: Tammy Gurr, Broker**

**Date Prepared: 08/04/2022**

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