

BURRIDGE LAKE Road, Tichborne, Ontario K0H 2V0

Listing

Client Full

[0 BURRIDGE LAKE Rd Tichborne](#)

MLS® #: 40299237

Active / Land

Price: \$499,000



Frontenac/Frontenac/47 - Frontenac South

Residential



Water Body: **Burrige Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$902/2022**

Zoning: **RU**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **37.80**

Acres Range: **25-49.99**

Frontage: **383.00**

Lot Dimensions: **383**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$902/2022**

Remarks/Directions

Public Rmks: **Located about 12 km west of the wonderful village of Westport and on the east shore of Burrige Lake, sits this 37+ acre waterfront parcel of land. This property fronts on 3 different roads - Green Bay Road on the south, Burrige Road on the east and Burrige Lake Road to the north. Having all of this road frontage means there are many options for finding that perfect location to build your dream home or cottage. Approximately half of this property has open rolling fields currently being used for hay but also could be tilled for other crops if you have a hobby farm in mind. The balance of the property has a mature hardwood bush in the central area which can be used for maple syrup production and more rugged terrain and bush to the northwest corner of the property. Trails can be found throughout the property with one leading to a small building located in the northwest corner of the property that could be used as a small cabin. Between these two areas you will find a lower lying section of land heading down towards the lake. The waterfront here stretches around the end of the bay with over 300' of shoreline and shallow natural access. Westerly sunset views will be a premium from this waterfront and level access to beautiful Burrige Lake is waiting for you. Burrige Lake is a smaller lake with about 230 acres of surface area and is home to some great fishing for walleye, pike and bass. The lake is large enough for all your fun water activities yet small enough to have a real sense of a lake community. Beautiful property!**

Directions: **Westport Rd west of Fermoy, turn onto Burrige Rd, left onto Burrige Lake Rd, Lane on left at sign (this will take you to waterfront). Or take Burrige Rd to Green Bay Rd and turn left. Lane/sign on right just after #44 (southern portion of fields)**

Waterfront

Features: **Water Access, Waterfront-Deeded**

Dock Type: **Private Docking**

Shoreline: **Mixed, Natural**

Shore Rd Allow: **None**

Island Y/N: **No**

Frontage: **383.00**

Exposure: **West**

Exterior

Property Access: **Municipal Road, Paved Road, Year Round Road**

Area Influences: **Beach, Golf, Lake Access, Lake/Pond, Open Spaces, Place of Worship, Trails**

View: **Bay, Forest, Hills, Lake, Meadow, Pasture, Trees/Woods, Water** Fronting: **South**

Topography: **Open space, Rolling, Wooded/Treed**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro, Cell Service, Electricity Available, High Speed Internet Avail, Telephone Available**

Acres Clear:

Lot Front (Ft): **383.00**

Acres Waste:

Lot Depth (Ft):

Acres Workable:

Lot Size: **37.800 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

Property Information

Legal Desc: **PT LT 22, CON 7, PT 2, 13R20505 ; BEDFORD TOWNSHIP OF SOUTH FRONTENAC**

Zoning: **RU**

Assess Val/Year: **\$94,000/2016**

PIN: **362400936**

ROLL: **102901005023512**

Possession/Date: **Flexible/**

Survey: **Available/**

Hold Over Days:

Occupant Type:

Deposit: **10000**

Brokerage Information

List Date: **07/22/2022**

List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: **KAREA**

Prepared By: **Tammy Gurr, Broker**

Date Prepared: **07/22/2022**

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