

Property Member Full

LEISURE POINT Road, Westport, Ontario K0G 1X0

Listing

Member Full  
Active / Land

Confidential for REALTORS® Only

MLS® #: 40167770

List Price: \$229,000/For Sale  
New Listing



Leeds and Grenville/Rideau Lakes/Rideau Lakes  
Residential

Water Body: **Mosquito Lake**  
Type of Water: **Lake**  
Tax Amt/Yr: **\$903/2021**  
Zoning: **Rural**  
Devel Chrg Pd: **Rural**  
Official Plan:  
Site Plan Apprv:  
Trans Type: **Sale**  
DOM/CDOM: **0/0**  
Common Interest: **Freehold/None**  
Lot Size Acres: **3.900**  
Acres Range: **2-4.99**  
Frontage: **439.99**  
Lot Dimensions: **439.99 x 550**  
Lot Irregularities:  
Lot Shape: **Irregular**

Seller: **MACLEOD, NORMAN NEIL**  
Recent: **09/20/2021 : New Listing**

Remarks/Directions

Public: **Located on Mosquito Lake in the heart of the Rideau Canal System, this 4 acre level lot has beautiful mature trees, many building areas and 439 feet of natural and shallow shoreline. This lot is accessed off of a township maintained gravel road offering access all year long. There is a rough lane in place and a pathway leading down through the bush to a foot bridge. This bridge leads to a small section of land that is like an island and offers a great place to relax while surrounded by nature. The waterfront is shallow but is excellent for those interested in nature, or canoeing or kayaking. Mosquito Lake is part of Newboro Lake and the Rideau System and there is access to 6 different lakes from this property without the need to go through a lock system. This property is located approximately 10 minutes south of Westport or 40 minutes north of Kingston. Perfect opportunity to relax and unwind by the lake!**

REALTOR®: **Book showings through Showing Time via the app, online or by calling 1-800-379-0057. No texts or Touchbase please. COVID-19 safety precautions apply to all showings.**

Directions to Property: **Perth Road to Massassauga Road, Left on Leisure Point Road, follow to #133 on right, stay left as you turn onto lane at #133**

Waterfront

Features: **Water Access, Waterfront-Deeded**  
Dock Type: **None**  
Shoreline: **Natural, Shallow, Weedy**  
Shore Rd Allow: **None**  
Island Y/N: **No**  
Frontage: **439.99**  
Exposure: **East**

Exterior

Property Access: **Municipal Road**  
Area Influences: **Downtown, Golf, Lake Access, Lake/Pond**  
View: **Lake, Trees/Woods, Water**  
Topography: **Rocky, Rolling, Wetlands, Wooded/Treed**  
Restrictions: **Unknown**  
Fronting: **East**

Land Information

Utilities: **None**  
Water Source: **None**  
Well Testing:  
Services: **Cell Service, Electricity Available, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone**  
Sewer: **None**  
Water Treatment:  
Location: **Rural**  
Acres Clear: **3.900**  
Acres Waste: **550.00**  
Acres Workable:  
Lot Size: **3.900 Acres**  
Lot Front (Ft): **439.99**  
Lot Depth (Ft): **550.00**

Property Information

Legal Desc: **PT LT 26-27 CON 10 SOUTH CROSBY AS IN LR344551; S/T LR344551; RIDEAU LAKES**  
Zoning: **Rural**  
Assess Val/Year: **\$90,000/2016**  
PIN: **442880073**  
Survey: **None/**  
Hold Over Days:  
Occupant Type:  
ROLL: **083183605119202**  
Possession/Date: **Flexible/**  
Deposit: **5000**

Marketing

Showing Requirements: **Showing System**  
Showings:  
Showing Remarks: **Book showings through Showing Time via the app, online or by calling 1-800-379-0057. No texts or Touchbase please. COVID-19 safety precautions apply to all showings.**  
Lockbox Type: **None**  
Sign on Prop: **Yes**  
Possession: **Flexible**  
Locbox Loc/Serial#:/

Brokerage Information

List Date: **09/20/2021**  
Financing: **Clear**  
Buyer Agency Compensation Remarks: **2.5%**  
Assignment Of Listing: **No**  
Original List Price: **\$229,000.00**  
List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**  
List Salesperson: **TAMMY GURR, Broker**  
Email: **tammygurr@royallepage.ca**  
List Brokerage 2: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**  
List Salesperson 2: **HEATH GURR, Salesperson**  
Email: **heathgurr@royallepage.ca**  
Source Board: **KAREA**  
Expiration Date: **12/31/2021**  
SPIS:  
Int Bearing Bkg Trust Account: **No**  
Contact After Expired: **No**  
Special Agreement: **No**  
HST Applicable to Sale: **Call LBO**  
Brkge #: **613-273-9595**  
Direct #: **613-583-0616**  
L/SP Cell: **613-583-0616**  
Phone: **613-273-9595**  
Phone: **613-985-2414**  
L/SP2 Cell: **613-985-2414**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **09/20/2021**

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