

# LEISURE POINT Road, Westport, Ontario K0G 1X0

Client Full  
**Active / Land**

**0 LEISURE POINT Rd Westport**

MLS® #: 40256517

Price: **\$229,000**



## Leeds and Grenville/Rideau Lakes/Rideau Lakes

### Residential



Water Body: **Mosquito Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$903/2021**

Zoning: **RU**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **3.90**

Acres Range: **2-4.99**

Frontage: **439.99**

Lot Dimensions: **439.99 x 550**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$903/2021**

### Remarks/Directions

Public Rmks: **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!**

Directions: **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**

Fronting: **East**

Topography: **Rocky, Rolling,**

**Wetlands,**

**Wooded/Treed**

Restrictions: **Unknown**

### Land Information

Utilities:

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:

Lot Front (Ft): **439.99**

Acres Waste:

Lot Depth (Ft): **550.00**

Acres Workable:

Lot Size:

**3.900 Acres**

### Property Information

Legal Desc:

**PT LT 26-27 CON 10 SOUTH CROSBY AS IN LR344551; S/T LR344551; RIDEAU LAKES**

Zoning: **RU**

Assess Val/Year: **\$90,000/2016**

PIN: **442880073**

ROLL: **083183605119202**

Possession/Date: **Flexible/**

Survey: **None/**

Hold Over Days:

Occupant Type:

Deposit: **5000**

### Brokerage Information

List Date: **05/10/2022**

List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**

Source Board: **KAREA**

**Prepared By: TAMMY GURR, Broker**

**Date Prepared: 05/10/2022**

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