

LOT 1 BEACHNUT Road, Inverary, Ontario K0H 1X0

Listing

Client Full
Active / Land

[LOT 1 BEACHNUT Rd Inverary](#)

MLS®#: 40184933

Price: \$497,500



Frontenac/Frontenac/47 - Frontenac South Residential



Water Body: **Styx River**

Type of Water: **River**

Tax Amt/Yr: **\$0/2021**

Zoning: **Rural**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv: **See remarks**

Trans Type: **Sale**

Lot Size Acres: **9.50**

Acres Range: **5-9.99**

Frontage: **650.00**

Lot Dimensions: **650**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$0/2021**

Remarks/Directions

Public Rmks: **Beautiful waterfront lot with approximately 10 acres on the east side of Beech Nut Road on the north shore of River Styx. The lot is in the process of being severed and will include approximately 500 ft of road frontage and a lane from the road. The lot consists of mature hardwood bush along the road and a gradual slope down to natural wetlands and good water access at the east corner of the lot. There are a couple of excellent building sites on the northern portion of the property and a rough pathway leading down to the waterfront. There is approximately 650 ft of shoreline with about 100 ft of this having good access to the water. The water depth gradually increases out into the river and has a sandy bottom. The lot is located just 15 minutes north of Kingston on the Rideau System, giving miles of boating opportunities. Explore beautiful scenery from Kingston to Ottawa from this location. The severance approval is well underway but all offers must be conditional on the final severance being completed**

Directions: **Montreal Street north of Kingston, right on Bear Creek Road, right on Beachnut Road, property on left at sign**

Waterfront

Features: **Water Access**

Dock Type: **None**

Shoreline: **Clean, Natural, Sandy**

Shore Rd Allow: **Owned**

Island Y/N: **No**

Frontage: **650.00**

Exposure: **East**

Exterior

Property Access: **Municipal Road**
Area Influences: **Lake Access, Quiet Area, River/Stream, Shopping Nearby**
View: **Bay, Forest, River, Trees/Woods**

Fronting: **East**

Topography: **Partially Cleared, Rolling, Wetlands, Wooded/Treed**
Restrictions: **Conserv. Control, Environmentally Protected**

Land Information

Utilities: **Available**

Water Source: **Drilled Well**

Well Testing:

Services: **Cell Service**

Acres Clear:

Lot Front (Ft): **650.00**

Acres Waste:

Lot Depth (Ft):

Acres Workable:

Sewer: **None**

Water Treatment:

Location: **Rural**

Lot Size: **9.500 Acres**

Property Information

Legal Desc: **PT LT 1-2 CON 5 STORRINGTON/PITTSBURGH PT 5, 13R16215; SOUTH FRONTENAC**

Zoning: **Rural**

Assess Val/Year: **\$0/2021**

PIN: **362950164**

ROLL: **0**

Possession/Date: **Other/**

Possession Rmks: **Upon Final Severance**

Survey: **None/**

Hold Over Days:

Occupant Type:

Deposit: **5000**

Brokerage Information

List Date: **11/08/2021**

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

Source Board: **KAREA**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **11/09/2021**

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