

LOT 2 BEAR CREEK Road, Inverary, Ontario K0H 1X0

Client Full
Active / Land

[LOT 2 BEAR CREEK Rd Inverary](#)

MLS® #: 40270542
Price: **\$539,000**



Frontenac/Frontenac/47 - Frontenac South

Residential



Water Body: **Styx River**

Type of Water: **River**

Tax Amt/Yr: **\$0/2022**

Zoning: **R**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv: **See remarks**

Trans Type: **Sale**

Lot Size Acres: **11.00**

Acres Range: **10-24.99**

Frontage: **331.00**

Lot Dimensions: **331 x**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$0/2022**

Remarks/Directions

Public Rmks: **This gorgeous lot located on the south side of Bear Creek Road; wilderness and wildlife only 15 minutes from downtown Kingston. Approximately 11 acres, this lot boasts mature trees, rock outcroppings and a meandering creek that spills into the river. The building site offers complete privacy nestled into the natural landscape. A path leads from the building site to approximately 330 ft of south facing shoreline on the River Styx, part of the Rideau System. The shoreline has a gentle and level entry with a sandy bottom. Some significant wetlands exist here and nature lovers will feel at home on this diverse property. Travel by boat from Kingston to Ottawa along this waterway and enjoy some on Ontario's beautiful scenery. The severance is well under way but any offers must be conditional upon final severance approval.**

Directions: **Montreal Street north of Kingston, right on Bear Creek Road, sign on right just past Beachnut Road**

Waterfront

Features: **Water Access**

Dock Type: **None**

Shoreline: **Clean, Natural, Sandy**

Shore Rd Allow: **Owned**

Island Y/N: **No**

Frontage: **331.00**

Exposure: **East**

Exterior

Property Access: **Municipal Road**

Area Influences: **Lake Access, Quiet Area, River/Stream, Shopping Nearby**

View: **Bay, Forest, River, Trees/Woods**

Fronting: **South**

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): **331.00**

Acres Waste:

Lot Depth (Ft): **0.00**

Acres Workable:

Sewer: **None**

Water Treatment:

Location: **Rural**

Lot Size:

11.000 Acres

Property Information

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

Zoning: **R**

Assess Val/Year: **\$0/2022**

PIN: **362950164**

ROLL: **102906003005030**

Possession/Date: **Other/**

Possession Rmks: **Upon Final Severance**

Survey: **None/**

Hold Over Days:

Occupant Type:

Deposit: **5,000**

Brokerage Information

List Date: **06/01/2022**

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

Source Board: **KAREA**

Prepared By: TAMMY GURR, Broker

Date Prepared: 06/02/2022

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