

PT LT 7 SMITHS BAY, Elgin, Ontario K0G 1E0

Listing

Client Full
Active / Land[PT LT 7 SMITHS BAY Elgin](#)MLS®#: 40135783
Price: \$249,900**Leeds and Grenville/Leeds and the Thousand Islands/Leeds and the Thousand Islands Residential**Water Body: **Smiths Bay**Type of Water: **Bay**Tax Amt/Yr: **\$3,122/2020**Zoning: **Vacant Residential**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**Lot Size Acres: **9.60**Acres Range: **5-9.99**Frontage: **1,378.80**Lot Dimensions: **1,378.8 x 937.4**

Lot Irregularities:

Lot Shape: **Irregular**Common Interest: **Freehold/None**Tax Amt/Yr: **\$3,122/2020**[Remarks/Directions](#)

Public Rmks: **Located in Smith's Bay, just north of Jones Falls Road, this water access lot has acreage, privacy, mature trees and over 1300 feet of shoreline. The waterfront is natural along the eastern shoreline and becomes shallower back further in the bay. This waterbody is part of the Rideau Canal System and gives the new owner endless boating opportunities along this Heritage waterway. Being sold along with this lot are two small islands and a 1.4 acre lot along the north side of Jones Falls Road. This lot has two hydro towers located on it and it has steep access from the road. The water access lot could be a great spot for a small cabin, bunkie or camp site. Offers will be presented July 6th at 3 pm.**

Directions: **Highway 15 to Jones Falls Road, follow to sign property on the north side of Smiths Bay.**

[Waterfront](#)Features: **Water Access**Dock Type: **None**Shoreline: **Mixed, Natural, Shallow**Shore Rd Allow: **None**Island Y/N: **Yes**Frontage: **1378.00**Exposure: **South**[Exterior](#)Property Access: **Boat Access, Municipal Road**Topography: **Wetlands, Wooded/Treed**Restrictions: **Unknown**[Land Information](#)

Utilities:

Water Source: **None**

Well Testing:

Services: **None**# Parcels: **4**

Acres Clear:

Lot Front (Ft): **1,378.80**

Acres Waste:

Lot Depth (Ft): **937.40**

Acres Workable:

Sewer: **None**

Water Treatment:

Location: **Rural**

Environmental Audit/Phase:

Lot Size: **9.600 Acres**[Property Information](#)Legal Desc: **PT LT Con 7 South Crosby PT 1 28R11936; T/W LR 158471; Rideau Lakes**Zoning: **Vacant Residential**Assess Val/Year: **\$290,000/2016**PIN: **44289043**ROLL: **083183604126620**Possession/Date: **Other/**Survey: **None/**

Hold Over Days:

Occupant Type:

Deposit: **N/A**[Brokerage Information](#)List Date: **06/30/2021**List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Source Board: **Kingston****Prepared By: TAMMY GURR, Broker****Date Prepared: 06/30/2021****POWERED by itsorealestate.com. All rights reserved.*****Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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