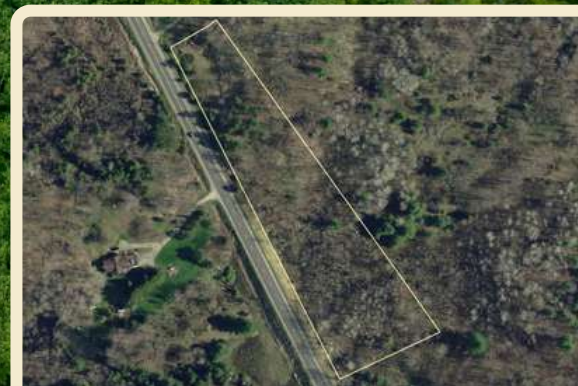




*Vacant Land Just
Outside of Westport*



PT LT 4-5 Perth Road, Westport, ON

X12442509

\$ \$109,900

↔ 3.40 Acres

Vacant land parcel on the east side of Perth Road, just south of Westport.

The lot is heavily treed, has approximately 821 feet of road frontage and is just under 3.5 acres in size. Easy access right off the main road and great location just minutes from the Village of Westport or 35–40 minutes to Kingston.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

An aerial photograph showing a paved road with yellow lane markings running diagonally from the top left towards the center. The road is bordered by lush green trees and vegetation. A white circular graphic is overlaid on the right side of the image, containing the title and subtitle text.

Table of Contents

**PT LT 4-5 Perth Road
Westport, ON**

| | |
|---------------------|---|
| Features | 3 |
| Survey | 4 |
| Aerial Photos | 5 |
| Interactive Links | 6 |
| MLS Listing | 7 |
| Contact Information | 8 |



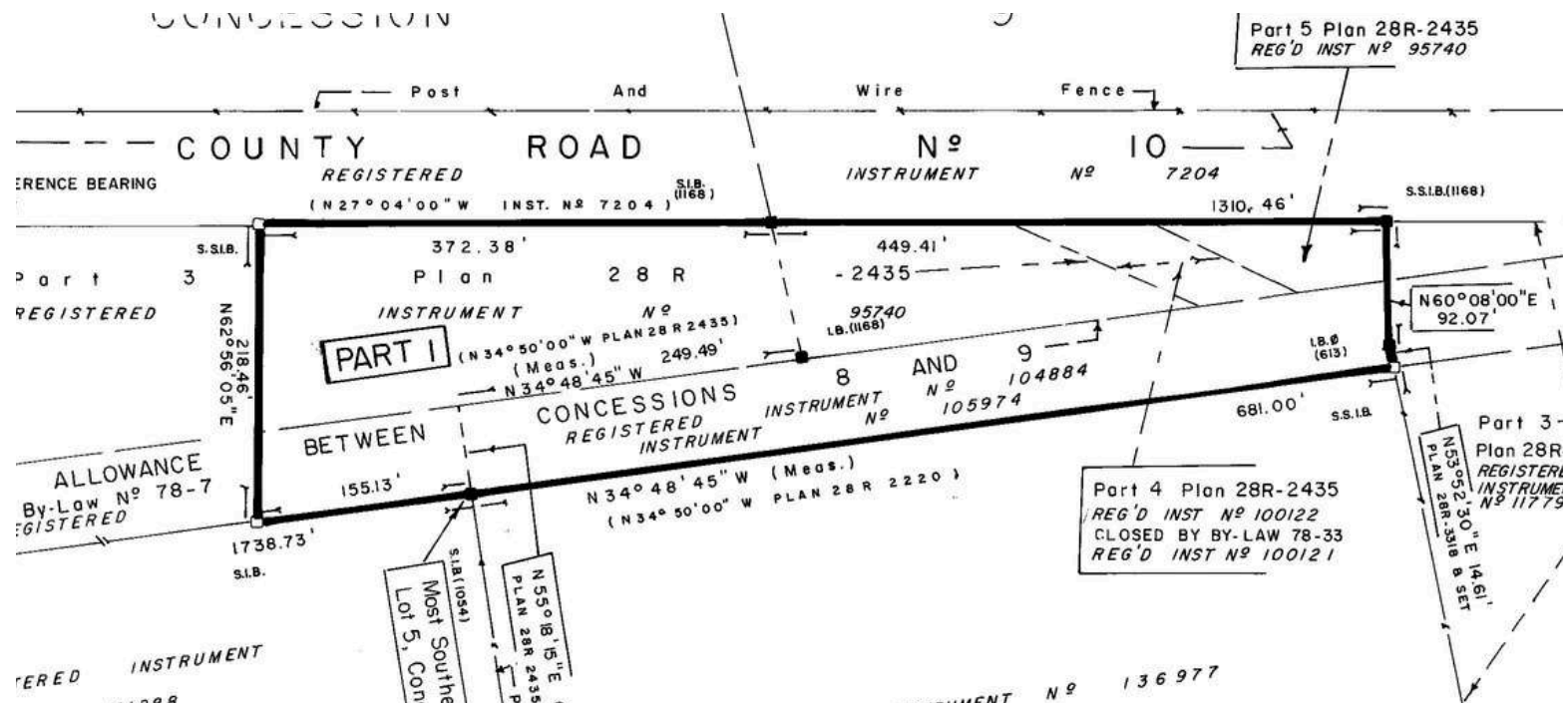
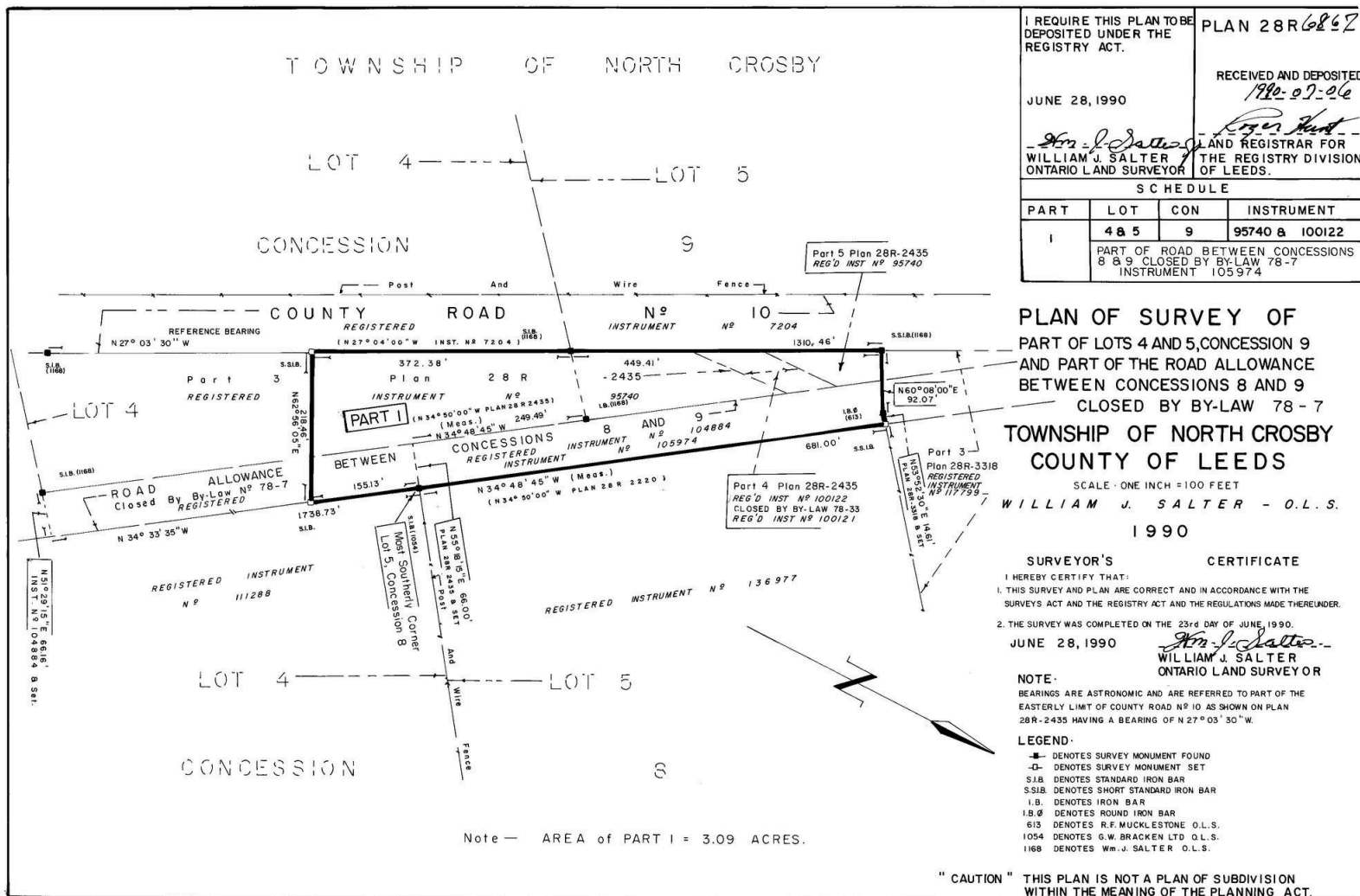
Features

- Vacant land parcel on the east side of Perth Road, just south of Westport.
- The lot is heavily treed, has approximately 821 feet of road frontage and is just under 3.5 acres in size.
- Easy access right off the main road and great location just minutes from the Village of Westport or 35–40 minutes to Kingston.

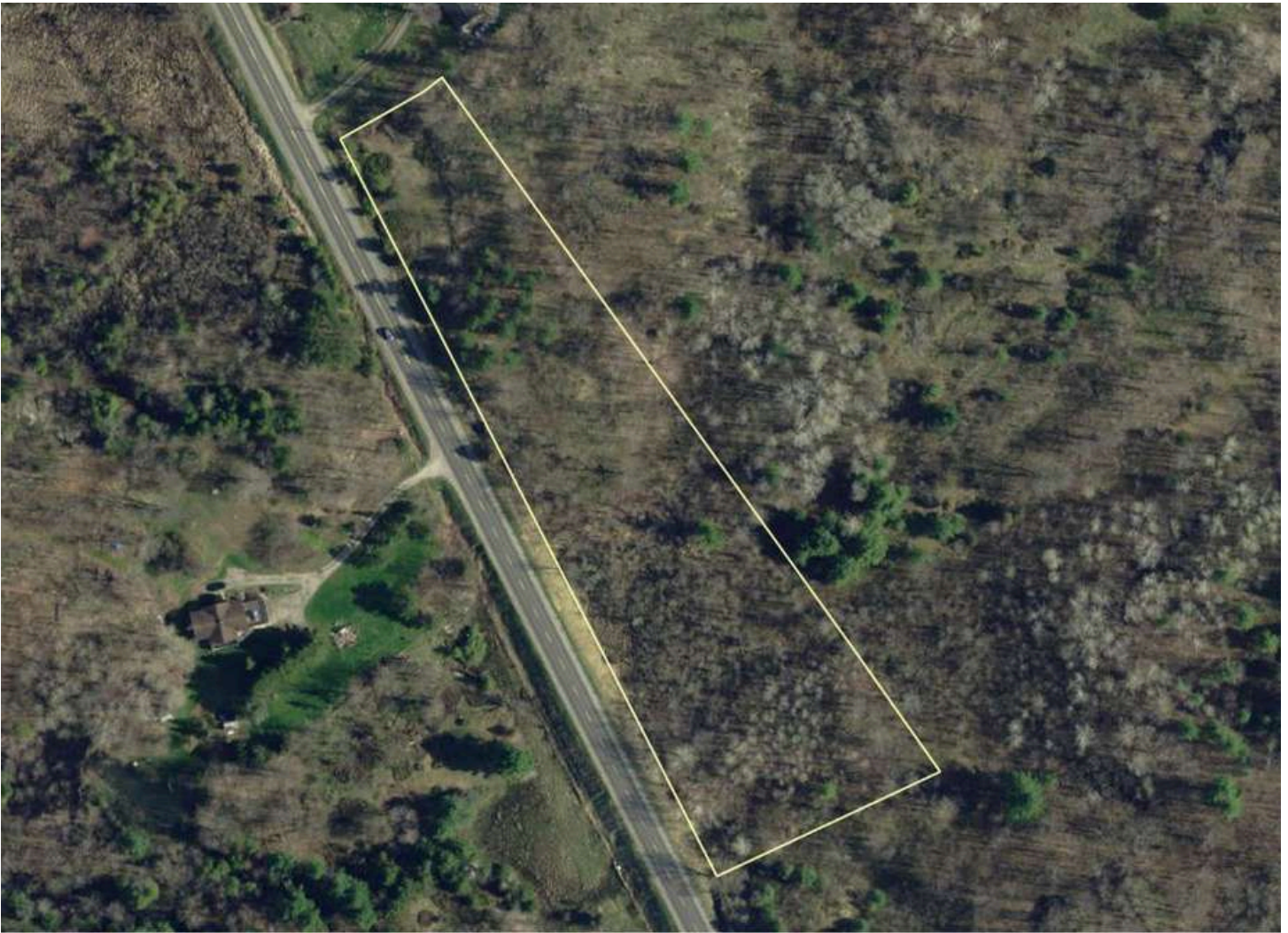
Directions

- Property located on Perth Road, south of Westport – watch for sign.

SURVEY

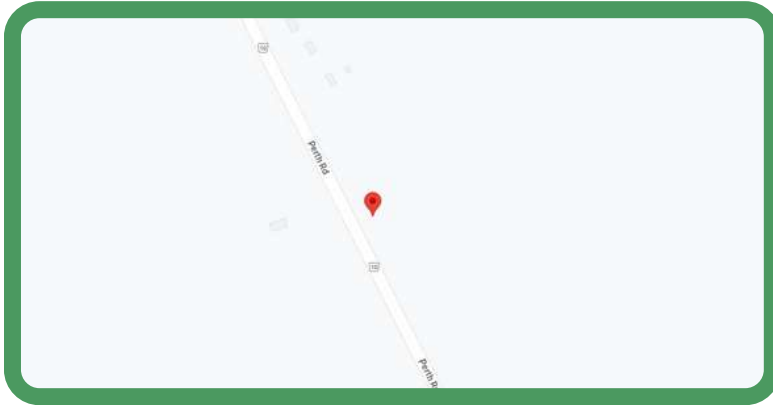


AERIAL PHOTOS



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/U72wrismUCpQD7cw7>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/wP9A6iXrKK4>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/0PerthRd/>

MLS LISTING



| | | | |
|--|-----------------------------|----------------------------------|--|
| PT LT 4-5 PERTH Rd | | List: \$109,900 For: Sale | |
| Rideau Lakes Ontario K0G 1X0 | | | |
| Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville | | | |
| SPIS: N | Taxes: \$333.81/2024 | DOM: 0 | |
| Vacant Land | Front On: E | Rms: | |
| Link: | Acre: 2-4.99 | Bedrooms: 0 | |
| Lot: 821.9 x 118 Feet | Irreg: | Washrooms: 0 | |
| Dir/Cross St: Perth Road | | | |
| Directions: Property located on Perth Road, south of Westport. | | | |

MLS#: X12442509 **PIN#:** 441050066

Legal: PT LT 4-5 CON 9 NORTH CROSBY; PT RDAL BTN CON 8 AND CON 9 NORTH CROSBY CLOSED BY LR104884 PT 1 28R6867; RIDEAU LAKES

Possession Remarks: TBD

| | | | |
|---|----------------------------|--------------------------|--------------------|
| Kitchens: | Exterior: | Zoning: | RU |
| Fam Rm: | Gar/Gar Spcs: | Cable TV: | N |
| Basement: | Park/Drive: | Hydro: | A |
| Fireplace/Stv: | Drive: | Gas: | N |
| Heat: | Drive Park Spcs: | Phone: | N |
| A/C: | Tot Prk Spcs: | Water: | None |
| Central Vac: | UFFI: | Water Supply | None |
| Apx Age: | Pool: | Type: | None |
| Apx Sqft: | Energy Cert: | Sewer: | Unknown |
| Lot Shape: | Cert Level: | Spec Desig: | None |
| Lot Size Source: | GreenPIS: | Farm/Agr: | |
| Assessment: | Prop Feat: | Waterfront: | |
| POTL: | Golf, School, Wooded/Treed | Retirement: | |
| POTL Mo Fee: | Interior Feat: | HST Applicable to | Not Subject to HST |
| Elevator/Lift: | None | Sale Price: | |
| Laundry Lev: | | Oth Struct: | None |
| Phys Hdcap-Eqp: | | Survey Type: | Available |
| Topography: Rocky, Wooded/Treed, Rolling | | | |

Easements/Restrict: Unknown

Access to Property: Year Round Municipal Road, Municipal Road

Waterfront: None

Rural Services:

Cell Services, Electricity To Lot Line, Telephone Available

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
| Client Remks: Vacant land parcel on the east side of Perth Road, just South of Westport. The lot is heavily treed, has approximately 821 feet of road frontage and is just under 3.5 acres in size. Easy access right off the main road and great location just minutes from the Village of Westport or 35-40 minutes to Kingston. | | | | | |

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!