

*Acreage For Sale
Close to Westport!*



PT 1 McAndrews Road, Westport, ON

A level lot in Rideau Lakes Township and located close to all amenities in the beautiful Village of Westport.

This lot is an acre in size, has 200 feet of road frontage and has fencing on two sides. The property has a drilled well in place and sits on the south side of McAndrews Road West, which is a township-maintained road. There is hydro located right along the road and it's only ½ km from the pavement at Perth Road. The wonderful dining and shopping opportunities in Westport along with the schools, pharmacy, grocery store, etc. make this an ideal location for a home. If you need to shop in a larger centre, the trip south is only 40 minutes to the City of Kingston. This property is also located in the heart of lake country with lakes in any direction you travel. Investigate the possibilities this lot offers!

40656279

\$ \$174,888

1.01 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Table of Contents

**PT 1 McAndrews Road
Westport, ON**

Features	3
Survey	4
Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

- A level lot in Rideau Lakes Township and located close to all amenities in the beautiful Village of Westport.
- This lot is an acre in size, has 200 feet of road frontage and has fencing on two sides.
- The property has a drilled well in place and sits on the south side of McAndrews Road West, which is a township-maintained road. There is hydro located right along the road and it's only ½ km from the pavement at Perth Road.
- The wonderful dining and shopping opportunities in Westport along with the schools, pharmacy, grocery store, etc. make this an ideal location for a home.
- If you need to shop in a larger centre, the trip south is only 40 minutes to the City of Kingston.
- This property is also located in the heart of lake country with lakes in any direction you travel. Investigate the possibilities this lot offers!

Directions

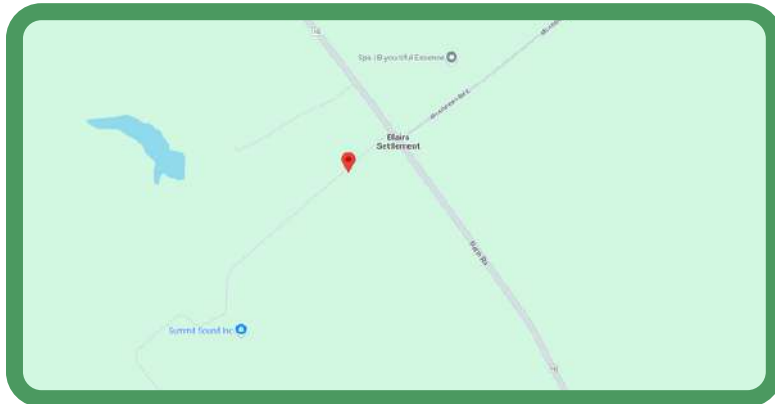
- Perth Road to McAndrews Road. Turn west and see signs.

AERIAL IMAGES



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/LUwTV5UNGkdaixEX8>

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/EPQDTyoWPY0>

Panorama



Scan the QR Code or Visit:

<https://360panos.org/panos/McAndrewsRdLots1/>

MLS LISTING

PT 1 MCANDREWS Road, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Land

[PT 1 MCANDREWS Rd Westport](#)

Listing ID: 40656279
Price: **\$174,888/For Sale**



Leeds and Grenville/Rideau Lakes/Rideau Lakes

Residential

Tax Amt/Yr: **\$8/2024**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **0.50-1.99**
Frontage: **200.00**
Lot Dimensions: **200 x 220**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$8/2024**

Remarks/Directions

Public Rmks: **A level lot in Rideau Lakes Township and located close to all amenities in the beautiful Village of Westport. This lot is an acre in size, has 200 feet of road frontage and has fencing on two sides. The property has a drilled well in place and sits on the south side of McAndrews Road West, which is a township-maintained road. There is hydro located right along the road and it's only 1/2 km from the pavement at Perth Road. The wonderful dining and shopping opportunities in Westport along with the schools, pharmacy, grocery store, etc. make this an ideal location for a home. If you need to shop in a larger centre, the trip south is only 40 minutes to the City of Kingston. This property is also located in the heart of lake country with lakes in any direction you travel. Investigate the possibilities this lot offers!**

Directions: **Perth Road to McAndrews Road. Turn west and see signs.**

Exterior

Property Access: **Municipal Road, Public Road, Year Round Road**
Area Influences: **None**
View:
Topography: **Level**

Fronting: **East**

Land Information

Utilities:
Water Source: **Well**
Well Testing:
Services: **Cell Service**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **200.00** Lot Depth (Ft): **220.00** Lot Size: **1.01 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 6 CON 9 NORTH CROSBY PT 1 28R12001; RIDEAU LAKES**
Zoning: **RU**
Assess Val/Year: **\$2,800/2016**
PIN: **441050077**
ROLL: **083183905412203**
Possession/Date: **Flexible/**

Survey: **Yes/ 2004**
Hold Over Days:
PIN 2:
Occupant Type:
Deposit: **5,000**

Brokerage Information

List Date: **10/01/2024**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 10/02/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

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