

*Acreage For Sale  
Close to Westport!*

**PRICE  
REDUCED**



## 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!

# X12411465

\$ \$149,888

1.01 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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Westport, ON**

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## Features

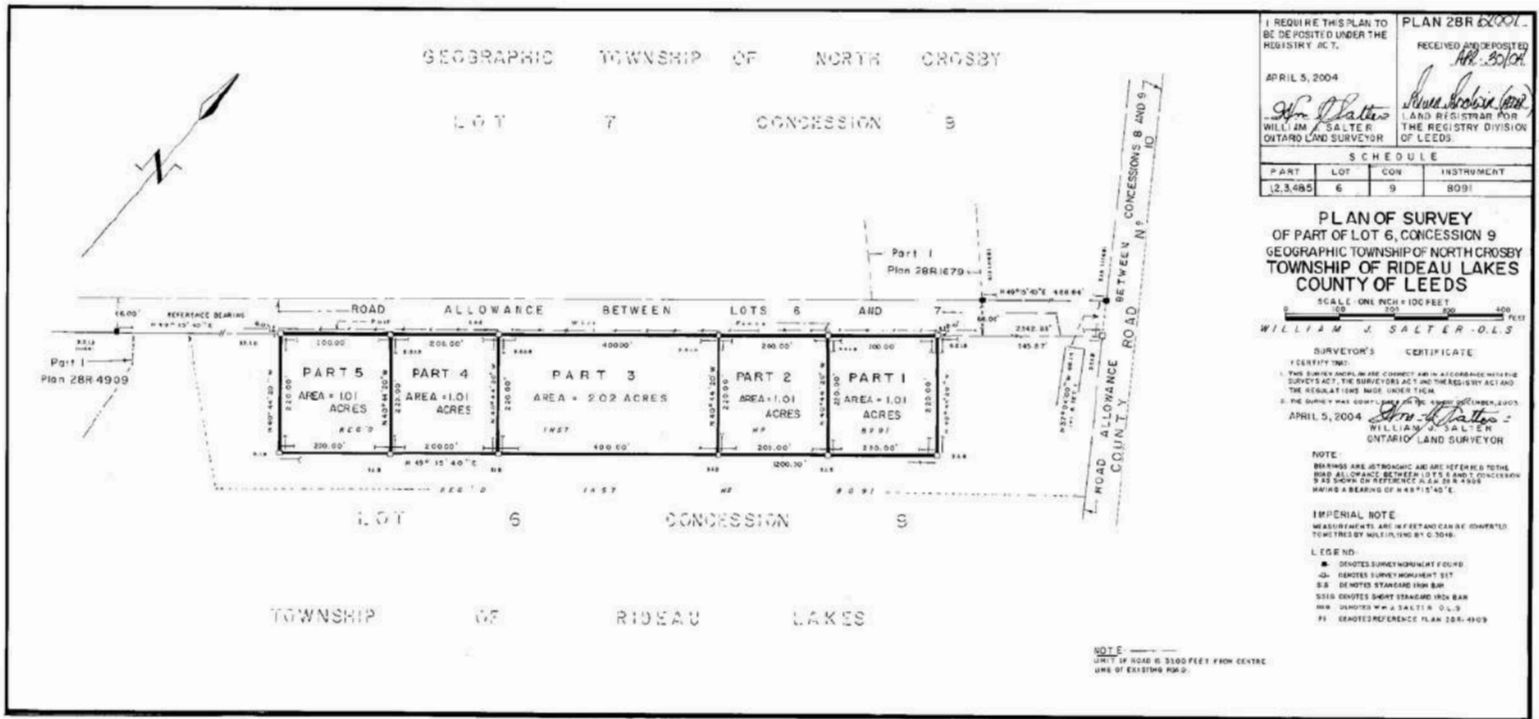
- A level lot in Rideau Lakes Township and located close to all amenities in the beautiful Village of Westport.
- This lot is an acre in size, has 200 feet of road frontage and has fencing on two sides.
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- This property is also located in the heart 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.



# SURVEY





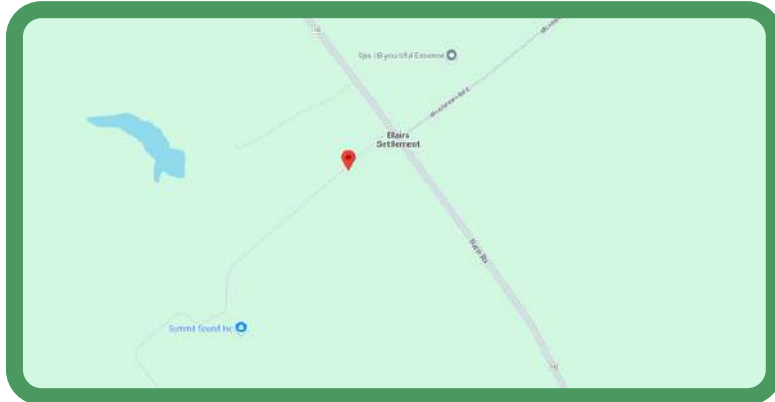
# AERIAL IMAGES





# 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

	<b>PT 1 McAndrews Rd</b> <b>Rideau Lakes Ontario K0G 1X0</b> Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville <b>SPIS: N</b> <b>Taxes: \$7.79/2024</b> <b>DOM: 0</b>		<b>List: \$149,888 For: Sale</b>		
	<b>Vacant Land</b> <b>Link:</b> <b>Lot: 200 x 220 FeetIrreg:</b>		<b>Front On: E</b> <b>Acre: .50-1.99</b> <b>Rms:</b> <b>Bedrooms: 0</b> <b>Washrooms: 0</b>		
	<b>Dir/Cross St:</b> Perth Road + McAndrews <b>Directions:</b> Perth Road to McAndrews Road. Turn west to signs.				
<b>MLS#:</b> X12411465 <b>PIN#:</b> 441050077 <b>Possession Remarks:</b> TBD					
<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> < 700 <b>Apx Sqft:</b> Irregular <b>Lot Shape:</b> GeoWarehouse <b>Lot Size Source:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b> <b>Topography:</b> Level		<b>Exterior:</b> <b>Gar/Gar Spcs:</b> <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>  Golf, Level, School, Wooded/Treed <b>Exterior Feat:</b> Year Round Living <b>Interior Feat:</b> None		<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> N <b>Gas:</b> N <b>Phone:</b> N <b>Water:</b> Well <b>Water Supply</b> Drilled Well <b>Type:</b> None <b>Sewer:</b> Unknown <b>Spec Desig:</b> None <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available	
<b>Access to Property:</b> Year Round Municipal Road,Municipal Road <b>Rural Services:</b> Electricity On Road <b>Waterfront:</b> None					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> 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 its only 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!					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*