

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:
 Lot Front (Ft): **200.00**
 Acres Waste:
 Lot Depth (Ft): **220.00**
 Sewer: **None**
 Water Treatment:
 Location: **Rural**
 Acres Workable:
 Lot Size: **1.01 Acres**

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

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