



<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:</b> N <b>Taxes:</b> \$7.79/2024 <b>DOM:</b> 0		
Vacant Land <b>Link:</b>	<b>Front On:</b> E <b>Acre:</b> .50-1.99	<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0
<b>Lot:</b> 200 x 220 Feet <b>Irreg:</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> <b>Apx Sqft:</b> < 700 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <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>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 Type:</b> Drilled Well <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> <b>Survey Type:</b> Available
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<b>Topography:</b> Level	<b>Rural Services:</b> Electricity On Road
<b>Access to Property:</b> Year Round Municipal Road, Municipal Road	
<b>Waterfront:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description
<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					