

*1 Acre Lot For Sale  
Close to Westport!*



## PT 2 McAndrews Road, Westport, ON

**This beautiful lot has approximately 200 feet of road frontage on the south side of McAndrews Road West and has an acre of land with fencing along the rear lot line.**

It is on a township-maintained gravel road and is located only a short distance from Perth Road. It is just a quick trip for groceries into the beautiful Village of Westport or south to Kingston for bigger box stores. This lot is one of four lots available for sale and may be the site for your new country home that located a short distance from many lakes, trails for hiking and truly an amazing part of Ontario.

# 40656315

\$ \$169,888

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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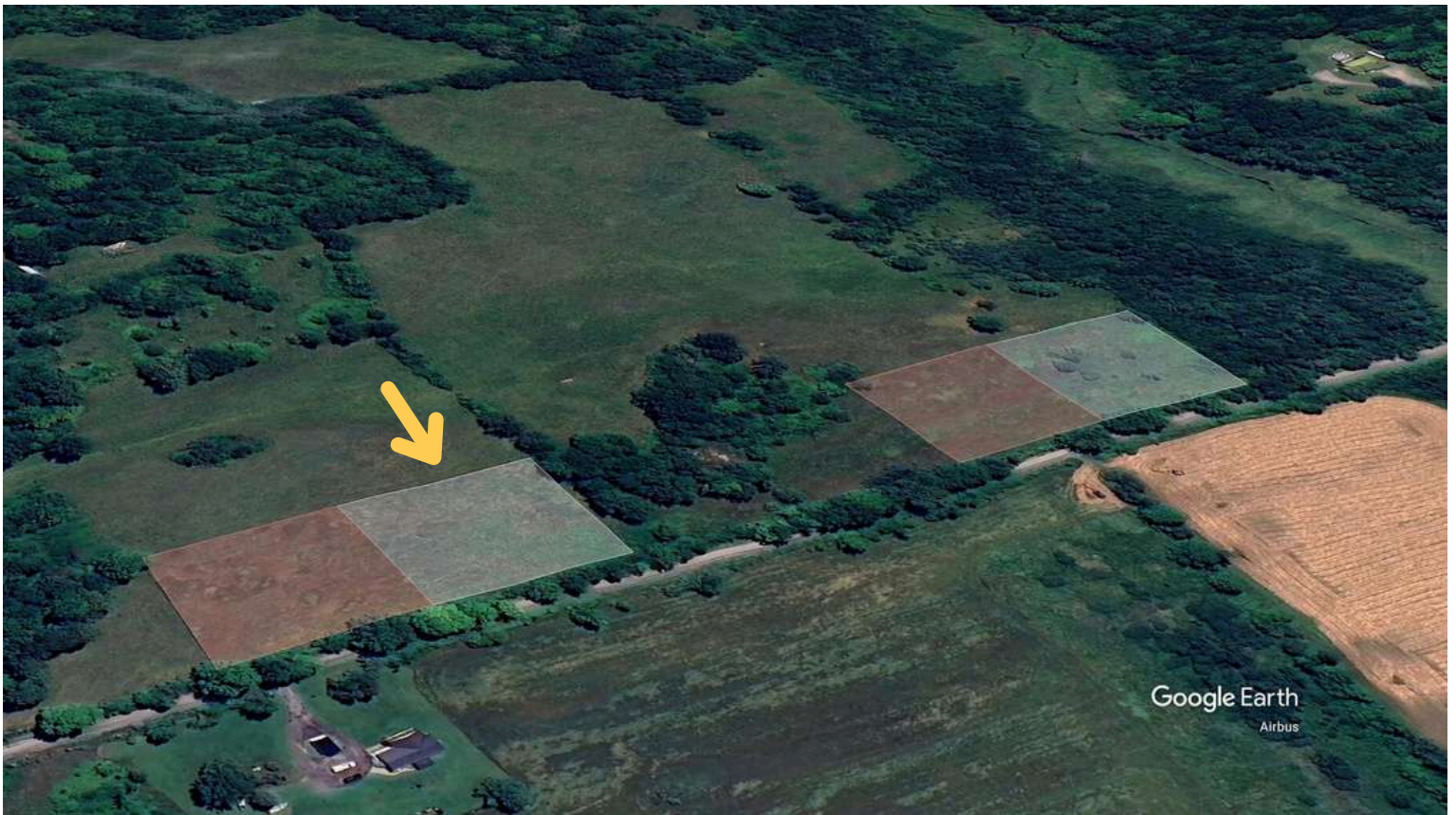
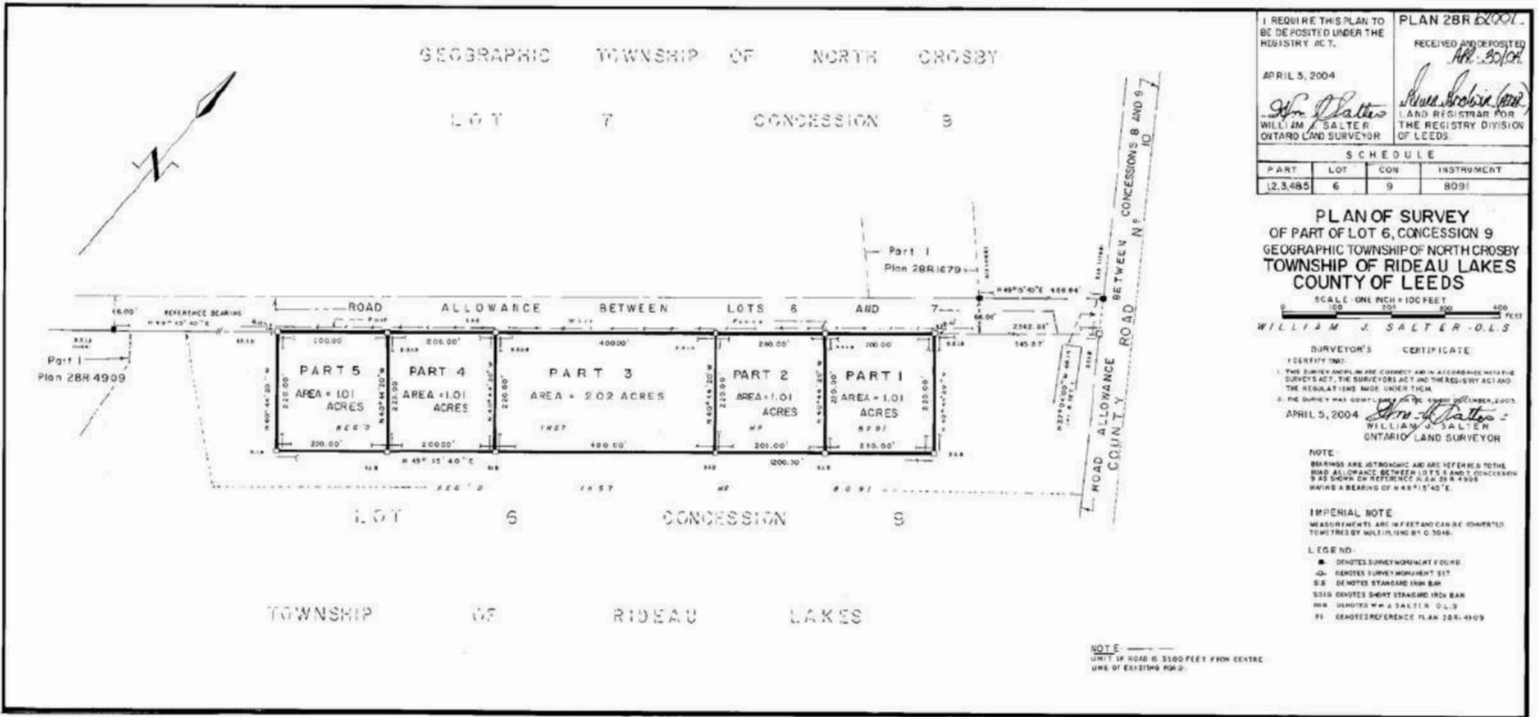
## Features

- This beautiful lot has approximately 200 feet of road frontage on the south side of McAndrews Road West and has an acre of land with fencing along the rear lot line.
- It is on a township-maintained gravel road and is located only a short distance from Perth Road.
- It is just a quick trip for groceries into the beautiful Village of Westport or south to Kingston for bigger box stores.
- This lot is one of four lots available for sale and may be the site for your new country home that located a short distance from many lakes, trails for hiking and truly an amazing part of Ontario.

## Directions

- Perth Road to McAndrews Road. Turn west on McAndrews Road and follow to signs.

# SURVEY

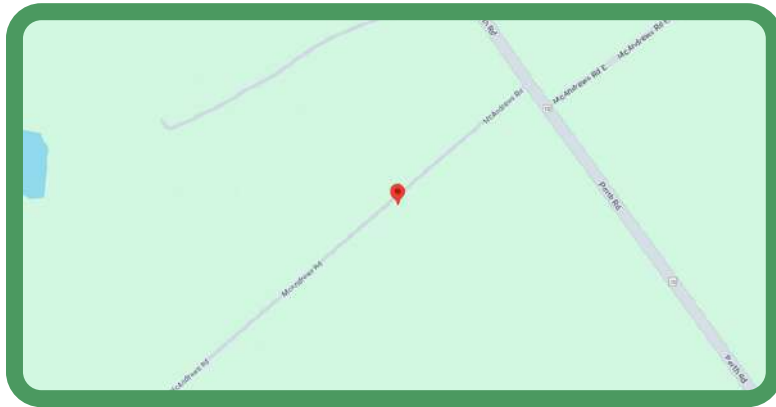


# AERIAL IMAGES



# INTERACTIVE LINKS

## Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/WmWdgBkWKWMer4BF9>

## 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 2 MCANDREWS Road, Westport, Ontario K0G 1X0

Listing

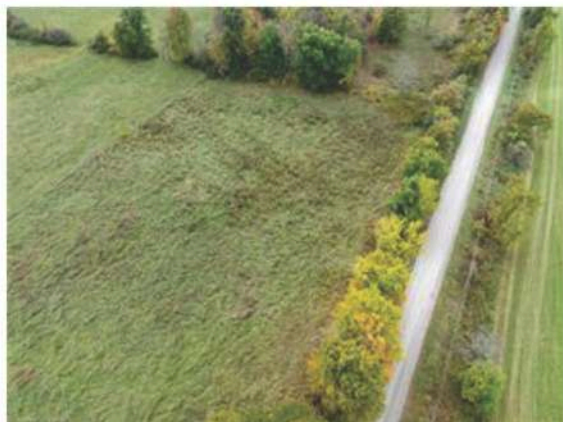
Client Full

[PT 2 MCANDREWS Rd Westport](#)

Listing ID: 40656315

Active / Land

Price: \$169,888/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: **This beautiful lot has approximately 200 feet of road frontage on the south side of McAndrews Road West and has an acre of land with fencing along the rear lot line. It is on a township-maintained gravel road and is located only a short distance from Perth Road. It is just a quick trip for groceries into the beautiful Village of Westport or south to Kingston for bigger box stores. This lot is one of four lots available for sale and may be the site for your new country home that located a short distance from many lakes, trails for hiking and truly an amazing part of Ontario.**

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

#### Exterior

Property Access: **Municipal Road, Year Round Road**

Area Influences: **None**

View:

Fronting:

**East**

Topography: **Level**

#### Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **Cell Service**

Acres Clear:

**200.00**

Acres Waste:

Lot Depth (Ft): **220.00**

Acres Workable:

Lot Size: **1.01 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

#### Property Information

Legal Desc: **PT LT 6 CON 9 NORTH CROSBY PT 2 28R12001; RIDEAU LAKES**

Zoning: **RU**

Assess Val/Year: **\$2,800/2016**

PIN: **441050076**

ROLL: **083183905412205**

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: 10/01/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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## 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](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

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

*Your Total Real Estate Package!*