

	PT 2 McAndrews Rd Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$7.79/2024 DOM: 0				List: \$149,888 For: Sale	
	Vacant Land Link:		Front On: E Acre: .50-1.99		Rms: Bedrooms: 0 Washrooms: 0	
	Lot: 200 x 220 Feet Irreg: Dir/Cross St: Perth Road Directions: Perth Road to McAndrews Road, Turn West to signs					
MLS#: X12411577 PIN#: 441050076 Possession Remarks: TBD						
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: Other A/C: Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:			Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Level, School, Wooded/Treed Exterior Feat: Year Round Living		Zoning: Cable TV: N Hydro: A Gas: N Phone: N Water: None Water Supply Drilled Well Type: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Oth Struct: None Survey Type: Available	
Topography: Level Access to Property: Year Round Municipal Road,Public Road,Municipal Road Waterfront: None			Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services			
#	Room	Level	Length (ft)	Width (ft)	Description	
Client Remks: 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.						
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595						