

*1 Acre Lot For Sale
Close to Westport!*



PT 4 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.

40656299

\$ \$169,888

↕ ↔ 1.01 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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An aerial photograph showing a paved road on the left side, bordered by a dense line of trees with green and yellow foliage. The background consists of a large, open field with sparse vegetation, leading to a forested area in the distance.

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Westport, ON**

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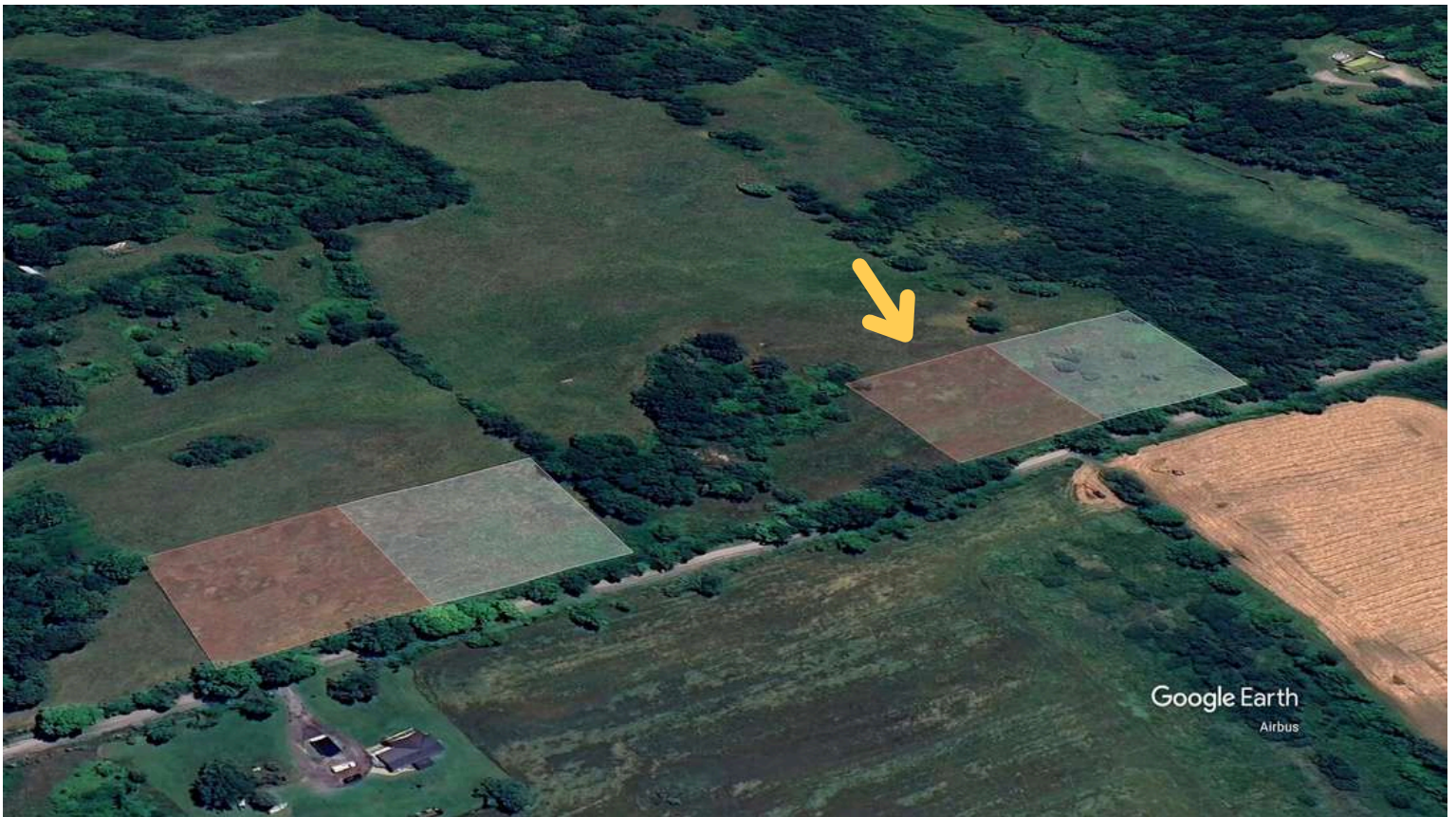
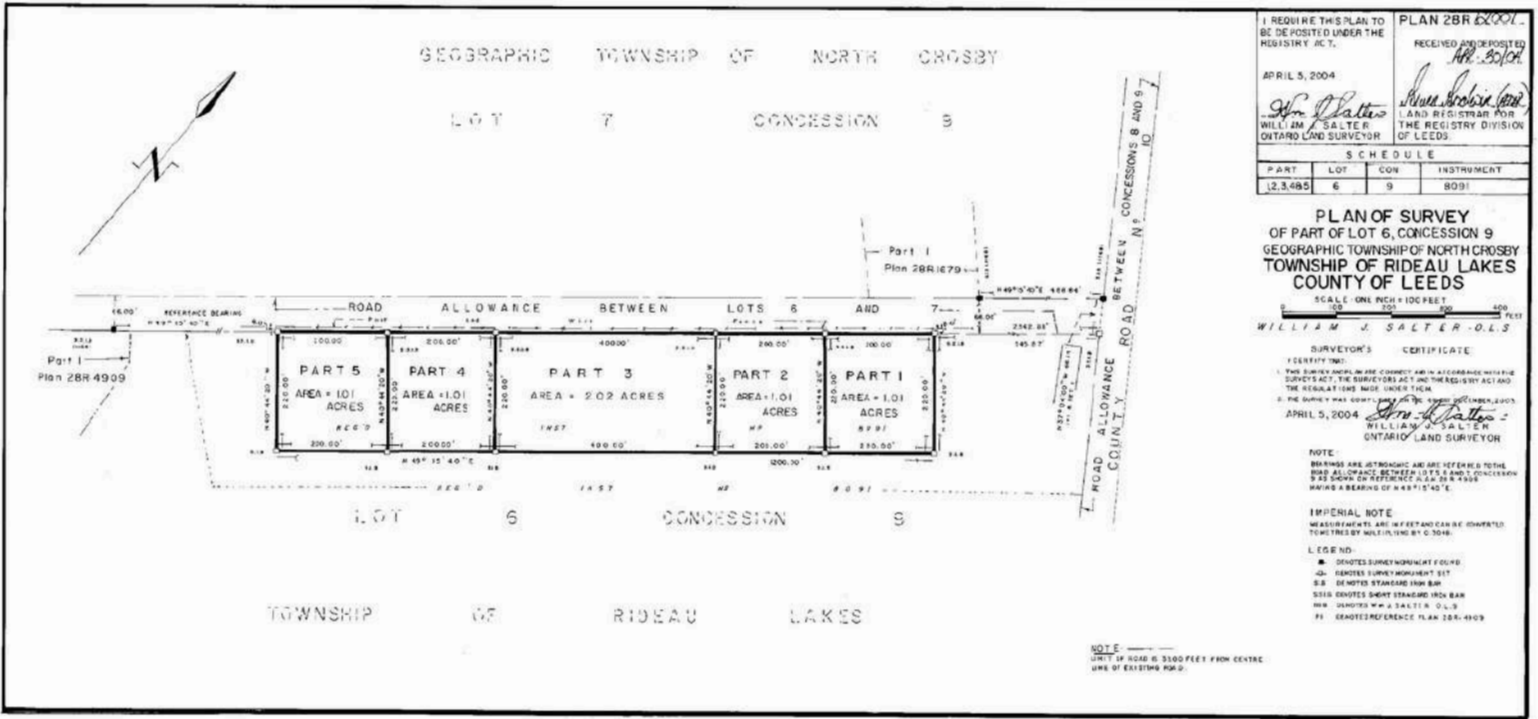
Features

- 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

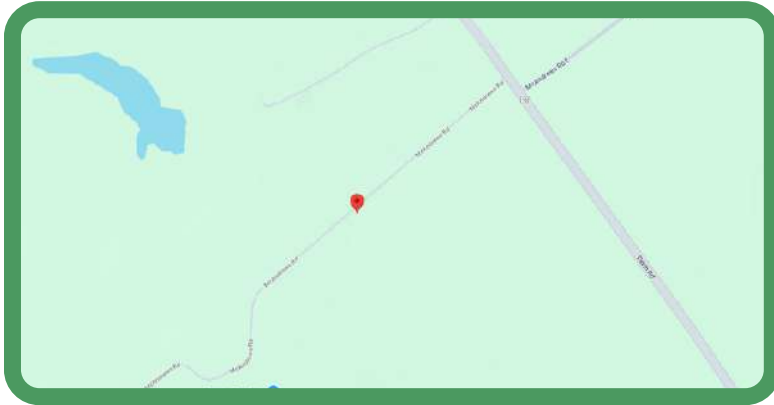


AERIAL IMAGES



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/xjjUcEydurDQxniB6>

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 4 MCANDREWS Road, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Land

[PT 4 MCANDREWS Rd Westport](#)

Listing ID: 40656299
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:
Topography: **Level**

Fronting: **East**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service**

Sewer: **None**
Water Treatment:
Location: **Rural**

Acres Clear:
Lot Front (Ft): **200.00** Acres Waste:
Lot Depth (Ft): **220.00** Acres Workable:
Lot Size: **1.01 Acres**

Property Information

Legal Desc: **PT LT 6 CON 9 NORTH CROSBY PT 4 28R12001; RIDEAU LAKES**
Zoning: **RU**
Assess Val/Year: **\$2,800/2016**
PIN: **441050074**
ROLL: **083183905412209**
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

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