

	PT 4 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#: X12411526 PIN#: 441050074 Possession Remarks: TBD						
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: < 700 Lot Shape: Irregular Lot Size Source: GeoWarehouse 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 Interior Feat: None			Zoning: RU Cable TV: N Hydro: N Gas: N Phone: N Water: None Water Supply Type: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available	
Topography: Level Rural Services: Electricity On Road Access to Property: Municipal Road,Year Round Municipal Road,Public Road Waterfront: None						
#	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						