

	<b>PT 5 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			<b>List: \$149,888 For: Sale</b>							
	Vacant Land <b>Link:</b> Other <b>Lot:</b> 200 x 220 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Perth Road <b>Directions:</b> Perth Road to McAndrews Road. Turn west to signs.		<b>Front On:</b> E <b>Acre:</b> .50-1.99		<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0						
	<b>MLS#:</b> X12411624 <b>PIN#:</b> 441050073 <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>Roof:</b> Not Applicable <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> Other <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <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> None <b>Water Supply Type:</b> <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available							
<b>Topography:</b> Level <b>Access to Property:</b> Year Round Municipal Road,Municipal Road,Public Road <b>Waterfront:</b> None					<b>Rural Services:</b> Electricity On Road						
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></table>						#	Room	Level	Length (ft)	Width (ft)	Description
#	Room	Level	Length (ft)	Width (ft)	Description						
<b>Client Remks:</b> 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.											
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595											