

PT LT 7 SMITHS BAY LOT, Rideau Lakes, Ontario K0G 1E0

Listing

Client Full

[PT LT 7 SMITHS BAY LOT Rideau Lakes](#)

Listing ID: 40644184

Active / LandPrice: **\$89,000/For Sale****Leeds and Grenville/Rideau Lakes/Rideau Lakes****Residential**

Water Body: **Smiths Bay**
 Type of Water: **Bay**
 Tax Amt/Yr: **\$3,409/2023**
 Zoning: **RU**
 Devel Chrg Pd:
 Official Plan:
 Site Plan Apprv:

Trans Type: **Sale**
 Acres Range: **5-9.99**
 Frontage: **1,378.80**
 Lot Dimensions: **1,378.8 x 937.4**
 Lot Irregularities: **lot size per geowarehouse but may vary**
 Lot Shape: **Irregular**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,409/2023**

Remarks/Directions

Public Rmks: **Located in Smith's Bay, just north of Jones Falls Road, this water access lot has acreage, privacy, mature trees and over 1300 feet of shoreline. The waterfront is natural along the eastern shoreline and becomes shallower back further in the bay. This water-body is part of the Rideau Canal System and gives the new owner endless boating opportunities along this Heritage waterway. Being sold along with this lot are two small islands and a 1.4 acre lot along the north side of Jones Falls Road. This lot has two hydro towers located on it and it has steep access from the road. The water access lot could be a great spot for a small cabin, bunkie or camp site.**

Directions: **Highway 15 to Jones Falls Road, follow to sign property on the north side of Smiths Bay.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access**
 Dock Type: **None**
 Shoreline:
 Shore Rd Allow: **None**
 Island Y/N: **Yes**

Water View: **Direct Water View**
 Frontage: **1372.00**
 Exposure: **South**

Exterior

Property Access: **Municipal Road**
 Area Influences: **None**
 View:
 Topography: **Wetlands, Wooded/Treed**
 Restrictions: **Unknown**

Fronting: **South**

Land Information

Utilities:
 Water Source: **None**
 Well Testing:
 Services: **None**
 # Parcels: **4**
 Acres Clear:
 Lot Front (Ft): **1,378.80**
 Acres Waste:
 Lot Depth (Ft): **937.40**
 Acres Workable:
 Lot Size: **9.60 Acres**
 Sewer: **None**
 Water Treatment:
 Location: **Rural**
 Environmental Audit/Phase:

Property Information

Legal Desc: **PT LT Con 7 South Crosby PT 1 28R11936; T/W LR 158471; Rideau Lakes**
 Zoning: **RU**
 Assess Val/Year: **\$290,000/2016**
 PIN: **442890453**
 ROLL: **083183604126620**
 Possession/Date: **Other/**
 Survey: **None/**
 Hold Over Days:
 PIN 2:
 Occupant Type:
 Deposit: **5,000**

Brokerage Information

List Date: **09/14/2024**
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 09/16/2024

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