



	<b>PT LT 7 SMITHS BAY LOT</b> <b>Rideau Lakes Ontario K0G 1E0</b> Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$3,408.90/2023 <b>DOM:</b> 171		<b>List: \$79,000 For: Sale</b>		
	<b>Vacant Land</b> <b>Link:</b>	<b>Front On:</b> <b>Acre:</b> 5-9.99	<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0		
	<b>Lot:</b> 1378.8 x 937.4 Feet <b>Irreg:</b> lot size per geowarehouse but may vary <b>Dir/Cross St:</b> Highway 15 to Jones Falls Road, follow to sign property on the north side of Smiths Bay.				
<b>MLS#:</b> X9411418 <b>PIN#:</b> 442890453 <b>Possession Remarks:</b> Other					
<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> N <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> N <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> <b>Drive:</b> <b>Gar/Gar Spcs:</b> 0 <b>Drive Park Spcs:</b> <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Waterfront		<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> N <b>Water:</b> None <b>Water Supply:</b> <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b>	
<b>Water Body Type:</b> Bay <b>Water Frontage (M):</b> 1372 <b>Topography:</b> Wetlands,Wooded/Treed <b>Water Features:</b> Unknown <b>Access to Property:</b> Unknown <b>Docking Type:</b> None <b>Water View:</b> Unknown <b>Channel Name:</b> Smiths Bay <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct		<b>Shoreline:</b> Unknown <b>Shoreline Allowance:</b> None <b>Alternative Power:</b> Unknown <b>Easements/Restrict:</b> Unknown <b>Waterfront Accessory Bldgs:</b> Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> 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.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					