



1300ft of  
Shoreline

## PT LT 7 Smiths Bay Lot, Smiths Bay, ON

# X9411418

\$ \$79,000

Smiths Bay

9.6 Acres

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 waterbody 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.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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## Features

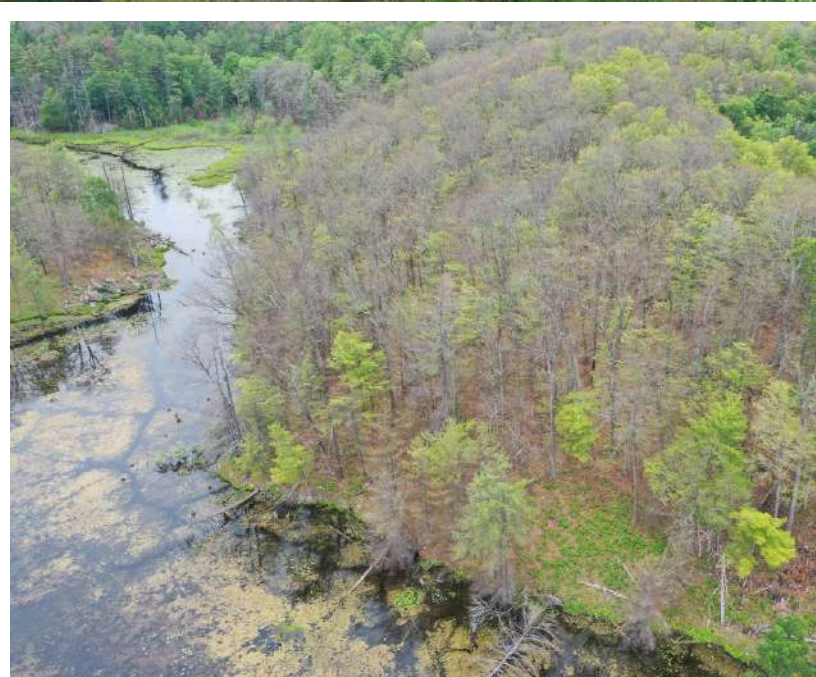
- The waterfront is natural along the eastern shoreline and becomes shallower back further in the bay.
- This waterbody is part of the Rideau Canal System and gives the new owner endless boating opportunities along this Heritage waterway.
- Being sold along with this lot are two small islands and a 1.4 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.

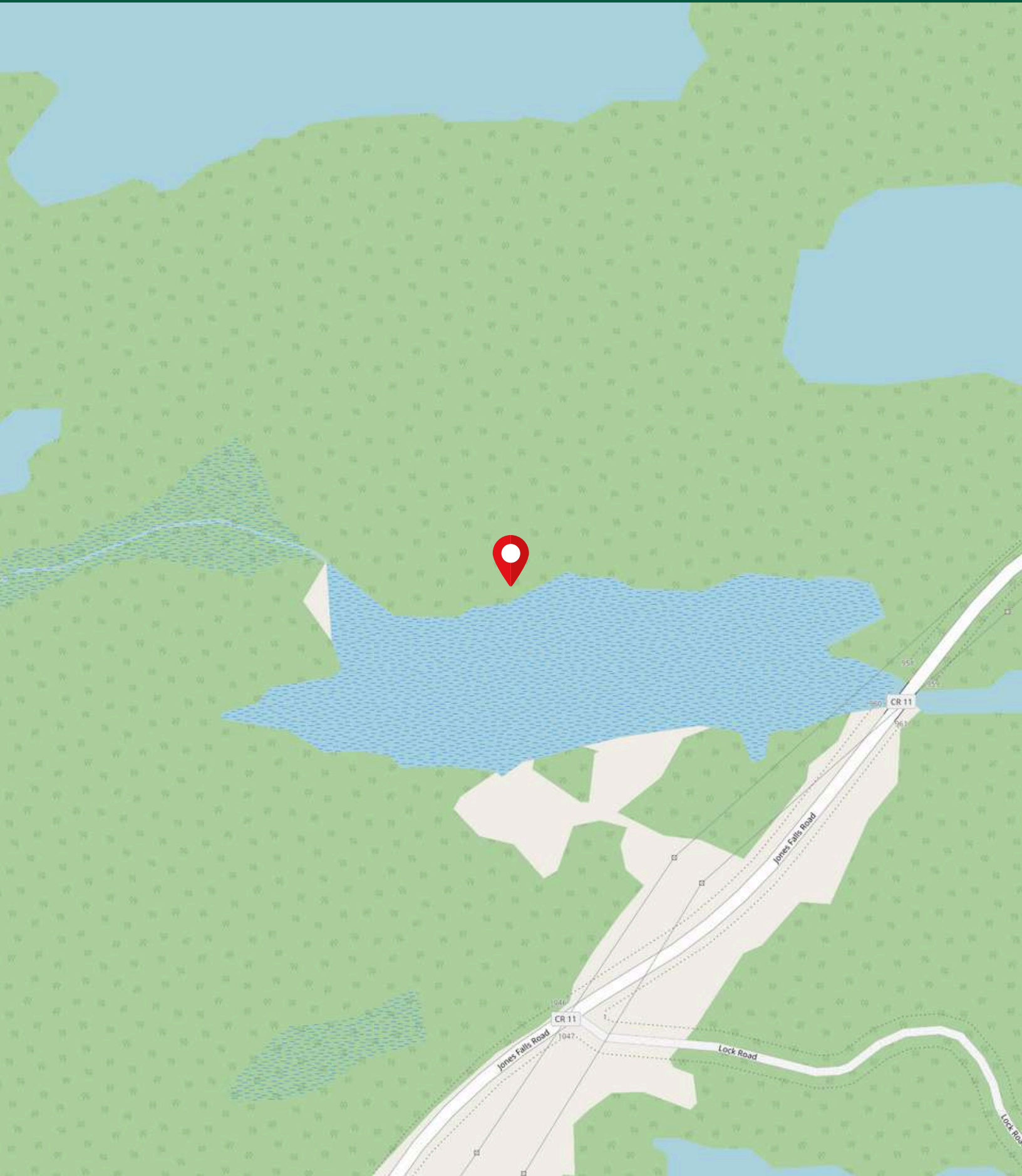
**Taxes (2022):** \$3,225







# MAP LOCATION



# INTERACTIVE LINKS

## Aerial Video



Scan the QR Code or Visit:

[https://youtu.be/p-TNv\\_8stjc](https://youtu.be/p-TNv_8stjc)


## Google Map



Scan the QR Code or Visit:

<https://goo.gl/maps/pQqMep6gTRQsQbG89>

# MLS LISTING

	<b>PT LT 7 SMITHS BAY LOT</b>		<b>List: \$79,000 For: Sale</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>Vacant Land</b>		<b>Front On:</b>		<b>Rms:</b>	
<b>Link:</b>		<b>Acre:</b> 5-9.99		<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>Exterior:</b>		<b>Zoning:</b> RU	
<b>Fam Rm:</b>		<b>Drive:</b>		<b>Cable TV:</b> N	
<b>Basement:</b>		<b>Gar/Gar Spcs:</b> 0		<b>Hydro:</b> A	
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b>		<b>Gas:</b> N	
<b>Heat:</b>		<b>Tot Prk Spcs:</b> 0		<b>Phone:</b> N	
<b>A/C:</b>		<b>UFFI:</b>		<b>Water:</b> None	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Energy Cert:</b>		<b>Sewer:</b> None	
<b>Apx Sqft:</b>		<b>Cert Level:</b>		<b>Spec Desig:</b> Unknown	
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b> Waterfront		<b>Waterfront:</b> Direct	
<b>POTL Mo Fee:</b>				<b>Retirement:</b>	
<b>Elevator/Lift:</b> N				<b>Oth Struct:</b>	
<b>Laundry Lev:</b>					
<b>Phys Hdcap-Eqp:</b>					
<b>Water Body Type:</b> Bay		<b>Shoreline:</b> Unknown			
<b>Water Frontage (M):</b> 1372		<b>Shoreline Allowance:</b> None			
<b>Topography:</b> Wetlands,Wooded/Treed		<b>Alternative Power:</b> Unknown			
<b>Water Features:</b> Unknown		<b>Easements/Restrict:</b> Unknown			
<b>Access to Property:</b> Unknown		<b>Waterfront Accessory Bldgs:</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>#</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					





## Questions? Contact us:

**Tammy & Heath Gurr**

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