



1300ft of
Shoreline

PT LT 7 Smiths Bay Lot, Smiths Bay, ON

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.

40644184

\$ \$89,000

Smiths Bay

9.6 Acres

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.
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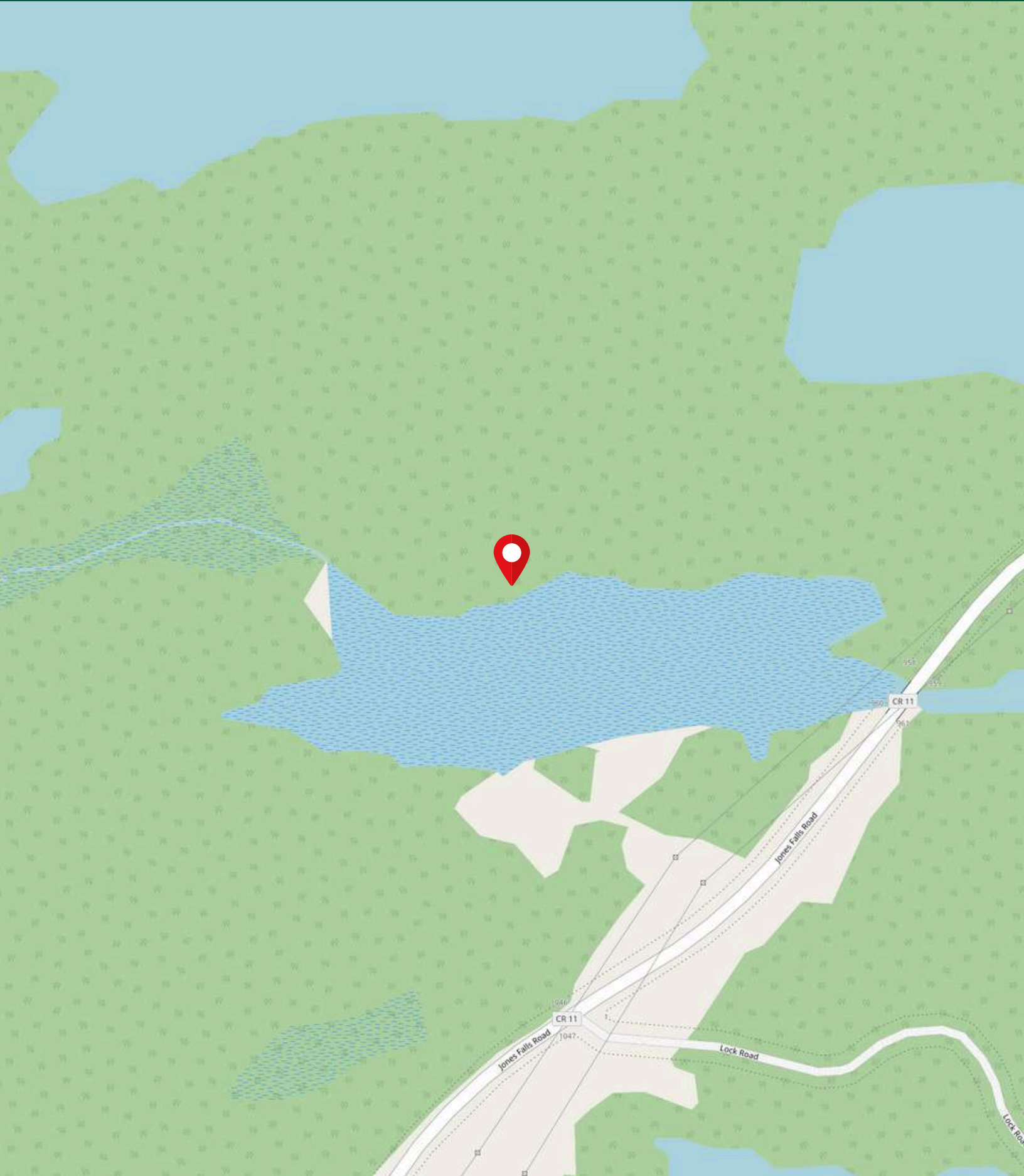
Directions

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

Taxes (2022): \$3,225



MAP LOCATION



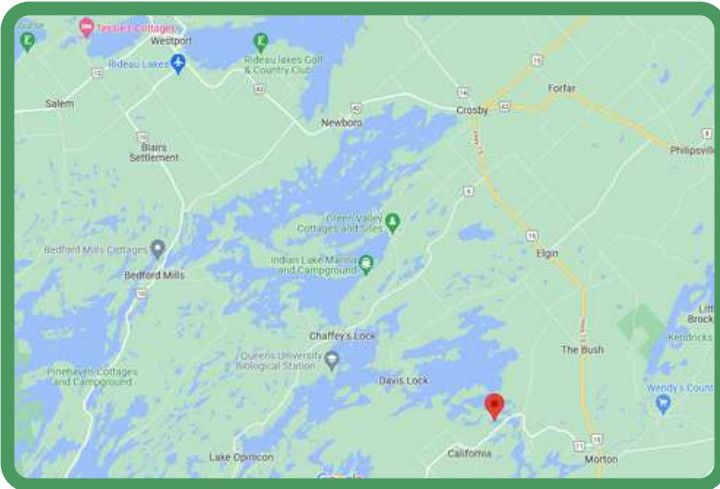
INTERACTIVE LINKS

Aerial Video



Scan the QR Code or Visit:
https://youtu.be/p-TNv_8stjc

Google Map



Scan the QR Code or Visit:
<https://goo.gl/maps/pQqMep6gTRQsQbG89>

MLS LISTING

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 / Land

Price: \$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.

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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

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Questions? Contact us:

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