



159&161 Temperance Lake Rd **List: \$189,900 For: Sale**
Athens Ontario K0E 1B0
 Athens (Leeds & Grenville) 812 - Athens Leeds & Grenville
SPIS: N **Taxes: \$499.68/2024** **DOM: 0**

Vacant Land **Front On: S** **Rms:**
Link: **Acre: 2-4.99** **Bedrooms: 0**
Washrooms: 0

Lot: 307 x 165 Feet Irreg:
Dir/Cross St: North of Tincap Village

MLS#: X11882667 **PIN#: 443120218**
Possession Remarks: TBD

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Drive: Gar/Gar Spcs: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Wooded/Treed	Zoning: RURAL Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct:
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Topography: Wooded/Treed **Alternative Power:** None
Access to Property: Paved Road **Easements/Restrict:** Unknown
Waterfront: None **Rural Services:** Electr On Road

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Fantastic lots located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings. There is a rough laneway in place that leads to a gravel pad and septic system at 159 Temperance Lake Road. The gravel pad was put in place intended for a home build but this was not completed. The unique characteristics of these lots make it easy to landscape and have a peaceful and private setting. Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake. Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa. Listing includes two separate lots being sold together - 159 & 161 Temperance Lake Road: Pins: 443120218 and 443120219.

Extras:
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595