



PT LT 4-5 PERTH Rd **List: \$99,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: No **Taxes: \$333.81/2024** **DOM: 209**

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

Lot: 821.9 x 118 Feet Irreg:
Dir/Cross St: Perth Road
Directions: Property located on Perth Road, south of Westport.

MLS#: X12442509 **PIN#:** 441050066
Possession Remarks: TBD
Legal: PT LT 4-5 CON 9 NORTH CROSBY; PT RDAL BTN CON 8 AND CON 9 NORTH CROSBY CLOSED BY LR104884 PT 1 28R6867; RIDEAU LAKES

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: < 700 Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, School, Wooded/Treed Interior Feat: None	Zoning: RU Cable TV: No Hydro: A Gas: No Phone: No Water: None Water Supply Type: None Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: None Survey Type: Available
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Topography: Rocky, Wooded/Treed, Rolling **Easements/Restrict:** Unknown
Access to Property: Year Round Municipal Road, Municipal Road **Rural Services:** Cell Services, Electricity To Lot Line, Telephone Available
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Vacant land parcel on the east side of Perth Road, just South of Westport. The lot is heavily treed, has approximately 821 feet of road frontage and is just under 3.5 acres in size. Easy access right off the main road and great location just minutes from the Village of Westport or 35-40 minutes to Kingston.					

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