

*Your Rideau Lakes
Story Starts Here!*

PT LT 4 Blue Heron Lane, Rideau Lakes, ON

X13029848

\$ \$229,000

Upper Rideau
Lake

1.036 Acres

Discover a rare opportunity to own a waterfront parcel on Adrains Creek, offering direct access to Upper Rideau Lake.

With 200 feet of water frontage and 1 acre of land, this property provides the perfect balance of space, privacy and an easy build site. This is an ideal setting for your dream home or cottage retreat. With some mature trees, the unspoiled landscape offers a peaceful escape with plenty of room to design and build to your vision. The frontage along Adrains Creek has a great spot for your dock and good access for kayaking, canoeing and boating. The water depth in the creek allows you to have a sizable boat for the open waters of Upper Rideau Lake and endless outdoor enjoyment.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



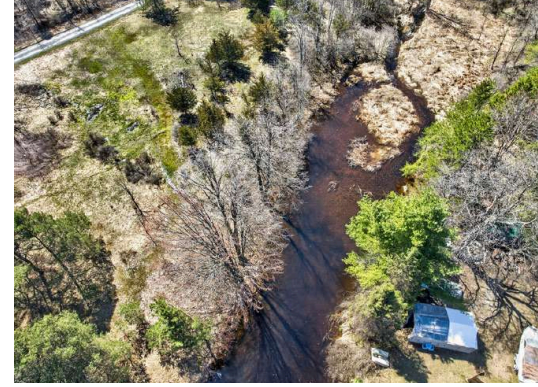
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An aerial photograph of a property featuring a house with a red roof, surrounded by lush green trees and a grassy area. The image is partially obscured by a white circular graphic containing the title and address.

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Rideau Lakes, ON**

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Features

200 Feet of Waterfront on Upper Rideau Lake

1 Acre Vacant Lot on Adrains Creek, 5 Minutes South of Westport

- **Your Waterfront Opportunity on Upper Rideau Lake:** Discover a rare opportunity to own a waterfront parcel on Adrains Creek, offering direct access to Upper Rideau Lake. With 200 feet of water frontage and 1 acre of land, this property provides the perfect balance of space, privacy and an easy build site. This is an ideal setting for your dream home or cottage retreat.
- **A Peaceful, Unspoiled Landscape:** With some mature trees, the unspoiled landscape offers a peaceful escape with plenty of room to design and build to your vision. The frontage along Adrains Creek has a great spot for your dock and good access for kayaking, canoeing and boating. The water depth in the creek allows you to have a sizable boat for the open waters of Upper Rideau Lake and endless outdoor enjoyment.
- **Convenient Access to Westport Amenities:** Conveniently located just 5 minutes south of Westport, you'll enjoy easy access to charming shops, restaurants, and local amenities while still benefiting from the privacy and tranquility of waterfront living. Highspeed fibre internet is also available at this location.
- **Start Planning Your Rideau Lakes Lifestyle:** Whether you're planning a year-round residence or a seasonal getaway, this property may just work for you. Secure your piece of the Rideau region and start planning the lifestyle you've been waiting for.

Directions

- Hwy 42 to Sunnyside Road South, turn onto Blue Heron Lane, property on left at sign.





INTERACTIVE LINKS

Virtual Tour



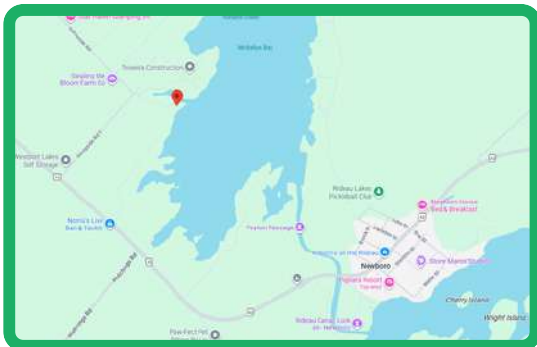
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=CwvStEe4eAe>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/NBjgoFK4I5E>

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/8p5gbUPGRXReACY78>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/PTLT4BlueHerron/>

MLS LISTING

	PT LT 4 Blue Heron Lane List: \$229,000 For: Sale	
	Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: No Taxes: \$722.47/2025 DOM: 0	
Vacant Land Link:	Front On: E Acres: .50-1.99	Rms: Bedrooms: 0 Washrooms: 0
Lot: 200 x 290 Feet Irreg: Dir/Cross St: Blue Heron Lane / Sunnyside Road Directions: Hwy 42 to Sunnyside Road South, Turn onto Blue Heron Lane, property on left at sign		

MLS#: X13029848 **PIN#:** 442620151

Possession Remarks: TBD **Vacant Land Condo:** N
Legal: PT LT 4 CON 4 NORTH CROSBY PT 1 28R5162 T/W LR312167; RIDEAU LAKES

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: Apx Age: No Apx Sqft: Lot Size Source: Assessment: GeoWarehouse POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Lake Access, Place Of Worship, School, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing	Zoning: Cable TV: No Hydro: A Gas: No Phone: A Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Unknown
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Water Body Name: Upper Rideau Lake Water Body Type: Lake Water Frontage (M): 200 Topography: Level, Partially Cleared, Wooded/Treed Water Features: Not Applicable Access to Property: Year Round Private Road Docking Type: None Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Deep, Natural Shoreline Allowance: None Shoreline Exp: NE Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity On Road, Garbage Pickup, Recycling Pickup, Telephone Available Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover a rare opportunity to own a waterfront parcel on Adrains Creek, offering direct access to Upper Rideau Lake. With 200 feet of water frontage and 1 acre of land, this property provides the perfect balance of space, privacy and an easy build site. This is an ideal setting for your dream home or cottage retreat. With some mature trees, the unspoiled landscape offers a peaceful escape with plenty of room to design and build to your vision. The frontage along Adrains Creek has a great spot for your dock and good access for kayaking, canoeing and boating. The water depth in the creek allows you to have a sizable boat for the open waters of Upper Rideau Lake and endless outdoor enjoyment. Conveniently located just 5 minutes south of Westport, you'll enjoy easy access to charming shops, restaurants, and local amenities while still benefiting from the privacy and tranquility of waterfront living. Highspeed fibre internet is also available at this location. Whether you're planning a year-round residence or a seasonal getaway, this property may just work for you. Secure your piece of the Rideau region and start planning the lifestyle you've been waiting for.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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