

	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	Front On: E	Rms:	
Link:	Acres: .50-1.99	Bedrooms: 0	
Lot: 200 x 290 Feet Irreg:		Washrooms: 0	
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:	Exterior:	Zoning:
Fam Rm:	Gar/Gar Spcs:	Cable TV: No
Basement:	Park/Drive:	Hydro: A
Fireplace/Stv:	Drive:	Gas: No
Heat:	Drive Park Spcs:	Phone: A
A/C:	Tot Prk Spcs:	Water:
Central Vac: No	UFFI:	Water Supply Type:
Apx Age:	Pool:	Sewer:
Apx Sqft:	Energy Cert:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	Cert Level:	Farm/Agr:
Assessment:	GreenPIS:	Waterfront: Direct
POTL:	Prop Feat: Golf, Lake Access, Place Of	Retirement:
POTL Mo Fee:	Worship, School, Waterfront, Waterfront,	HST Applicable to Not Subject to HST
Elevator/Lift:	Wooded/Treed	Sale Price:
Laundry Lev:	Exterior Feat: Fishing	Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Unknown

Water Body Name: Upper Rideau Lake	Shoreline: Deep, Natural
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 200	Shoreline Exp: NE
Topography: Level, Partially Cleared, Wooded/Treed	Alternative Power: None
Water Features: Not Applicable	Easements/Restrict: Unknown
Access to Property: Year Round Private Road	Rural Services: Cell Services, Electricity On Road, Garbage Pickup, Recycling Pickup, Telephone Available
Docking Type: None	Waterfront Accessory Bldgs: Not Applicable
Water View: Direct	
WaterfrontYN: Yes	
Waterfront: Direct	

#	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					