

	PT LT 6 Sunnyside Rd		List: \$175,000 For: Sale
	Rideau Lakes Ontario K0G 1X0		
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville			
SPIS: No		Taxes: \$0/2025	DOM: 0
Vacant Land	Front On: W	Rms:	
Link:	Acre: 2-4.99	Bedrooms: 0	
Lot: 300 x 300 Feet Irreg:			
Dir/Cross St: Sunnyside Road / Loyalist Lane			
Directions:			
Hwy. 42 south of Westport, left on Golf Course Road, left on Sunnyside Road, follow to signs			

MLS#: X12975054 **PIN#:** 442620066

Possession Remarks: TBD

Legal: PT LT 6 CON 5 NORTH CROSBY PT 1 ON 28R15951; RIDEAU LAKES

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Lot Shape: Rectangular Lot Size Source: Survey Assessment: 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: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Lake Access, Park, School Bus Route, Wooded/Treed	Zoning: RU Cable TV: No Hydro: A Gas: No Phone: A Water: None Water Supply Type: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Topography: Level, Wooded/Treed

Access to Property: Municipal Road

Waterfront: None

Rural Services: Cell Services, Electricity On Road, Garbage Pickup, Recycling Pickup, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Vacant land in a prime location close to the Village of Westport! This 2 acre lot has 300 feet of road frontage and has a full mature hardwood bush. The lot is located on a township maintained road, just off of County Road 42 - between Westport and Newboro. Close to all amenities as well as dining, shopping, golfing and Upper Rideau Lake and Newboro Lake. Investigate the possibilities of building your dream home in the trees and enjoy all that this Rideau Lakes area has to offer!					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					