

PRICE
REDUCED

7 Acres of Prime Vacant
Land North of Parham



1147 Long Lake Road, Parham, ON

Vacant land in beautiful lake country!

This 7.4 acre parcel of land is located just north of Parham and is surrounded by lakes and Canadian Shield terrain. There is a potential building site that is slightly elevated from the road and has a stunning southern view down through the trees and into the valley below. There is just over 220 feet of frontage on the township road and a laneway in place. There was also septic approval in place about 6 years ago, as well as building plans for a structure on the property. Access to amenities is easy with just a 15 minute drive north to Sharbot Lake or 35 minutes to Kingston.

X12453616

\$ \$209,000

7.4 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Parham, ON**

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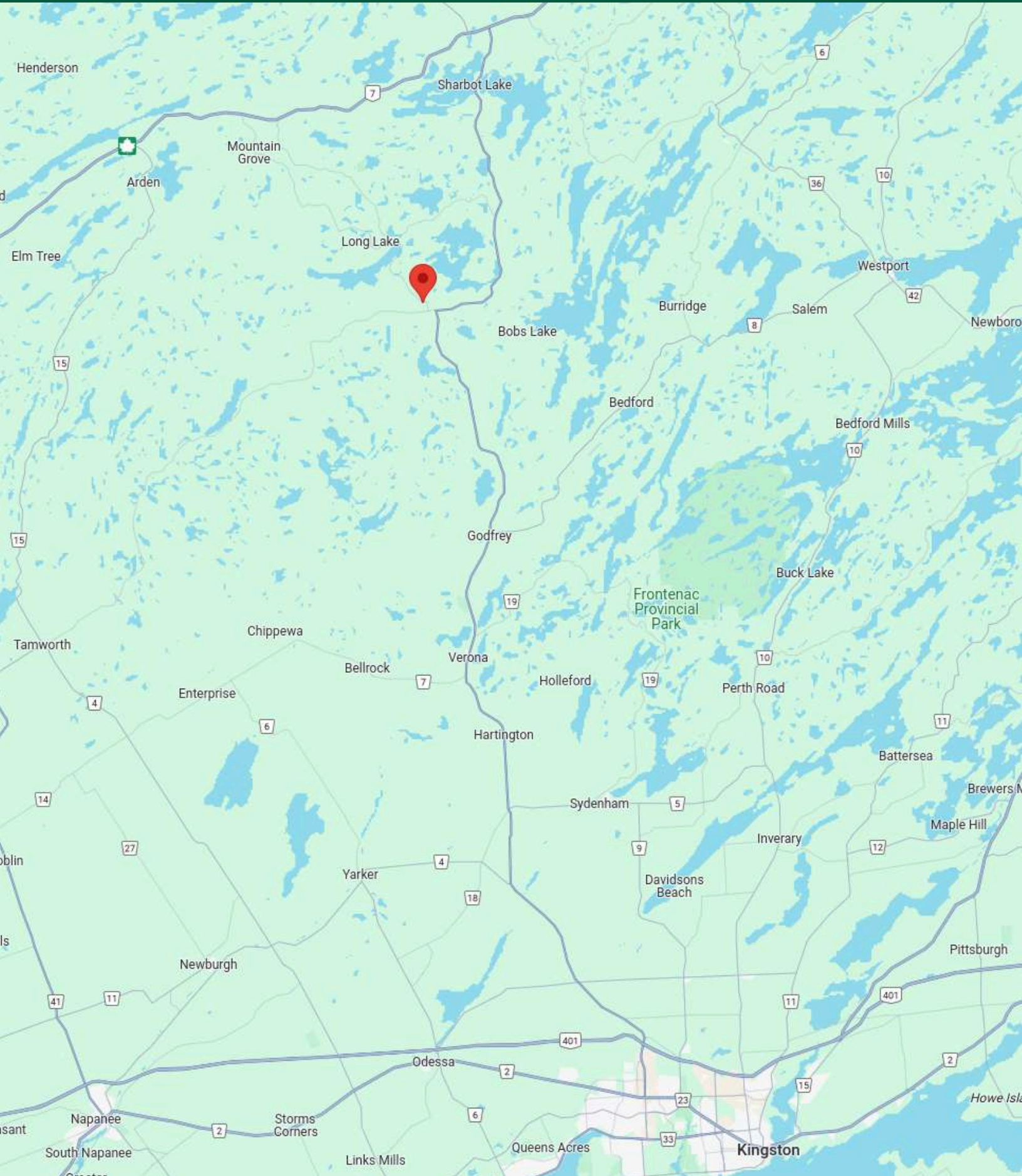
Features

- Vacant land in beautiful lake country!
- This 7.4 acre parcel of land is located just north of Parham and is surrounded by lakes and Canadian Shield terrain.
- There is a potential building site that is slightly elevated from the road and has a stunning southern view down through the trees and into the valley below.
- There is just over 220 feet of frontage on the township road and a laneway in place.
- There was also septic approval in place about 6 years ago, as well as building plans for a structure on the property.
- Access to amenities is easy with just a 15 minute drive north to Sharbot Lake or 35 minutes to Kingston.

Directions

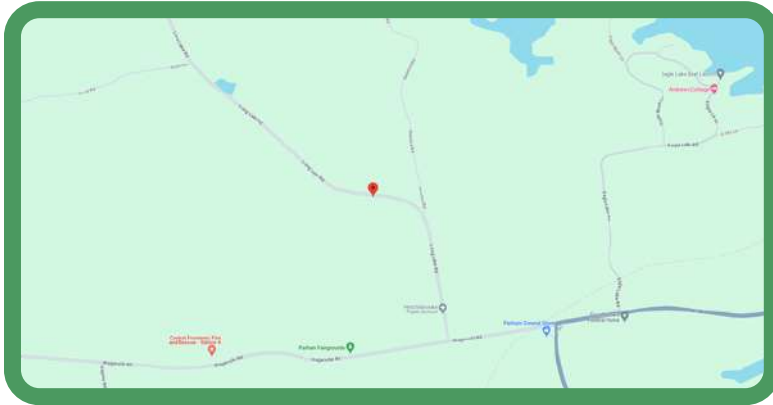
- Wagarville Road to Long Lake Road, Follow to #1147.

MAP LOCATION



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/EETXLEWYjygW8BK7>

Video Tour




Scan the QR Code or Visit:
<https://youtu.be/VtKd-cbumjY>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/1147LongLakeRoad/>

MLS LISTING

	1147 LONG LAKE Rd		List: \$209,000 For: Sale
	Central Frontenac Ontario K0H 2K0		
Central Frontenac Frontenac Centre Frontenac		SPIS: N	Taxes: \$353.92/2024
Link:		Front On: S	DOM: 1
Vacant Land		Acre: 5-9.99	Rms:
Lot: 462 x 444 Feet Irreg: Irregular		Bedrooms: 0	
Dir/Cross St: Wagarville Road and Long Lake Road		Washrooms: 0	

MLS#: X12453616 **PIN#:** 361590496
Possession Remarks: TBD

Kitchens:	Exterior:	Zoning:	R-Rural
Fam Rm:	Drive:	Cable TV:	N
Basement:	Gar/Gar Spcs:	Hydro:	A
Fireplace/Stv:	Drive Park Spcs:	Gas:	N
Heat:	Tot Prk Spcs:	Phone:	A
A/C:	UFFI:	Water:	None
Central Vac: N	Pool:	Water Supply:	None
Apx Age:	Energy Cert:	Sewer:	Unknown
Apx Sqft:	Cert Level:	Spec Desig:	None
Assessment:	GreenPIS:	Farm/Agr:	
POTL:	Prop Feat:	Waterfront:	
POTL Mo Fee:	School Bus Route, Wooded/Treed	Retirement:	
Elevator/Lift:		Oth Struct:	
Laundry Lev:			
Phys Hdcap-Eqp:			

Topography: Rocky, Wetlands, Wooded/Treed, Rolling
Access to Property: Paved Road, Public Road
Waterfront: None
Easements/Restrict: Unknown
Rural Services: Electricity On Road, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Vacant land in beautiful lake country! This 7.4 acre parcel of land is located just north of Parham and is surrounded by lakes and Canadian Shield terrain. There is a potential building site that is slightly elevated from the road and has a stunning southern view down through the trees and into the valley below. There is just over 460 feet of frontage on the township road and a laneway in place. There was previous septic approval in place about 7 years ago, as well as building plans for a structure on the property. Access to amenities is easy with just a 15 minute drive north to Sharbot Lake or 35 minutes to Kingston.

Extras:
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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