



**1147 LONG LAKE Rd** **List: \$209,000 For: Sale**  
**Frontenac Ontario K0H 2K0**  
 Frontenac 45 - Frontenac Centre Frontenac  
**SPIS:** No **Taxes:** \$353.92/2024 **DOM:** 207  
**Vacant Land** **Front On:** S **Rms:**  
**Link:** **Acre:** 5-9.99 **Bedrooms:** 0  
**Washrooms:** 0  
**Lot:** 462 x 444 Feet **Irreg:** Irregular  
**Dir/Cross St:** Wagarville Road and Long Lake Road  
**Directions:** Wagarville Road to Long Lake Road, Follow to #1147

**MLS#:** X12453616 **PIN#:** 361590496  
**Possession Remarks:** TBD  
**Legal:** NE 1/4 LT 25, CON 4, PT 1, 13R19958 ; HINCHINBROOKE TOWNSHIP OF CENTRAL FRONTENAC

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

#	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.

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