

PRICE
REDUCED

PT LT 6 Sunnyside Rd., Rideau Lakes, ON

X12975054

\$ \$165,000

↕ ↔ ↕ 2 Acres

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!

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Table of Contents

**PT LT 6 Sunnyside Rd.
Rideau Lakes, ON**

Features	3
More Information	4
Floor Plan & Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

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!

Directions

- Hwy. 42 south of Westport, left on Golf Course Road, left on Sunnyside Road, follow to signs.

GALLERY



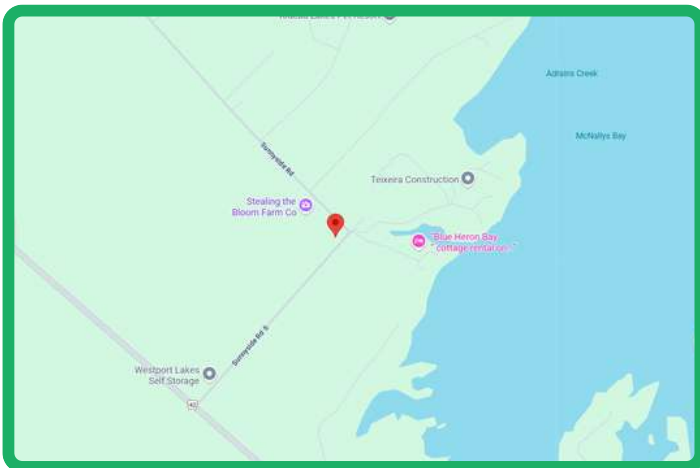
INTERACTIVE LINKS

Aerial Video



Scan the QR Code or Visit:
https://youtu.be/WiUD3uZ_3uw

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/yUU6LtKQGMMEkkPU6>

Panorama



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

MLS LISTING



PT LT 6 Sunnyside Rd **List: \$165,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$0/2025**

Vacant Land **Front On: W** **Rms:**
Link: **Acre: 2-4.99** **Bedrooms: 0**
Lot: 300 x 300 Feet Irreg: **Washrooms: 0**

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

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Rectangular Lot Size Source: Survey Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Topography: Level, Wooded/Treed	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, Park, School Bus Route, Wooded/Treed	Zoning: RU Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply: Sewer: Spec Desig: Unknown Farm/Agr: None Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Access to Property: Municipal Road **Rural Services:**
Waterfront: None Cell Services, Electricity On Road, Garbage Pickup, Recycling Pickup, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
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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



Questions? Contact us:

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