

PRICE
REDUCED

*Affordable Waterfront
on Loon Lake!*

PT LT 2 Creek Crossing Lane, Westport, ON

X9374859

\$ \$85,000

↕ 1.98 Acres

🌊 Loon Lake

Affordable waterfront property!

This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport – great opportunity!

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

PT LT 2 Creek Crossing Lane Westport, ON

Features	3
Survey	5
Aerial Photos	6
Zoning	7
Zoning Map	8
Map	9
Interactive Links	10
MLS Listing	11
Contact Information	12



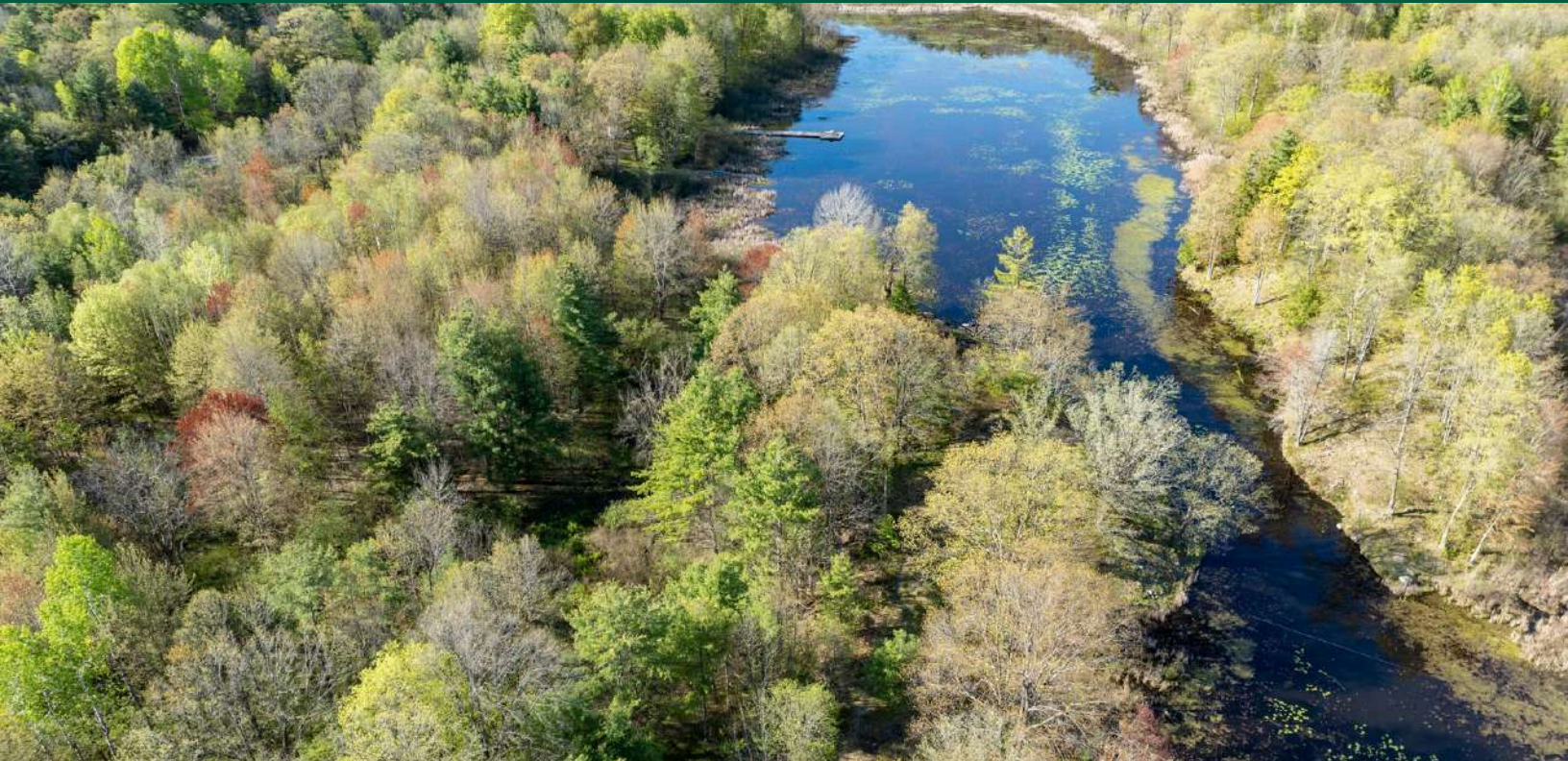
Features

- Affordable waterfront property!
- This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane.
- The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie.
- The lot is nicely treed and has easy access off of the road.
- The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural.
- This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak.
- Located less than 10 minutes south of Westport – great opportunity!

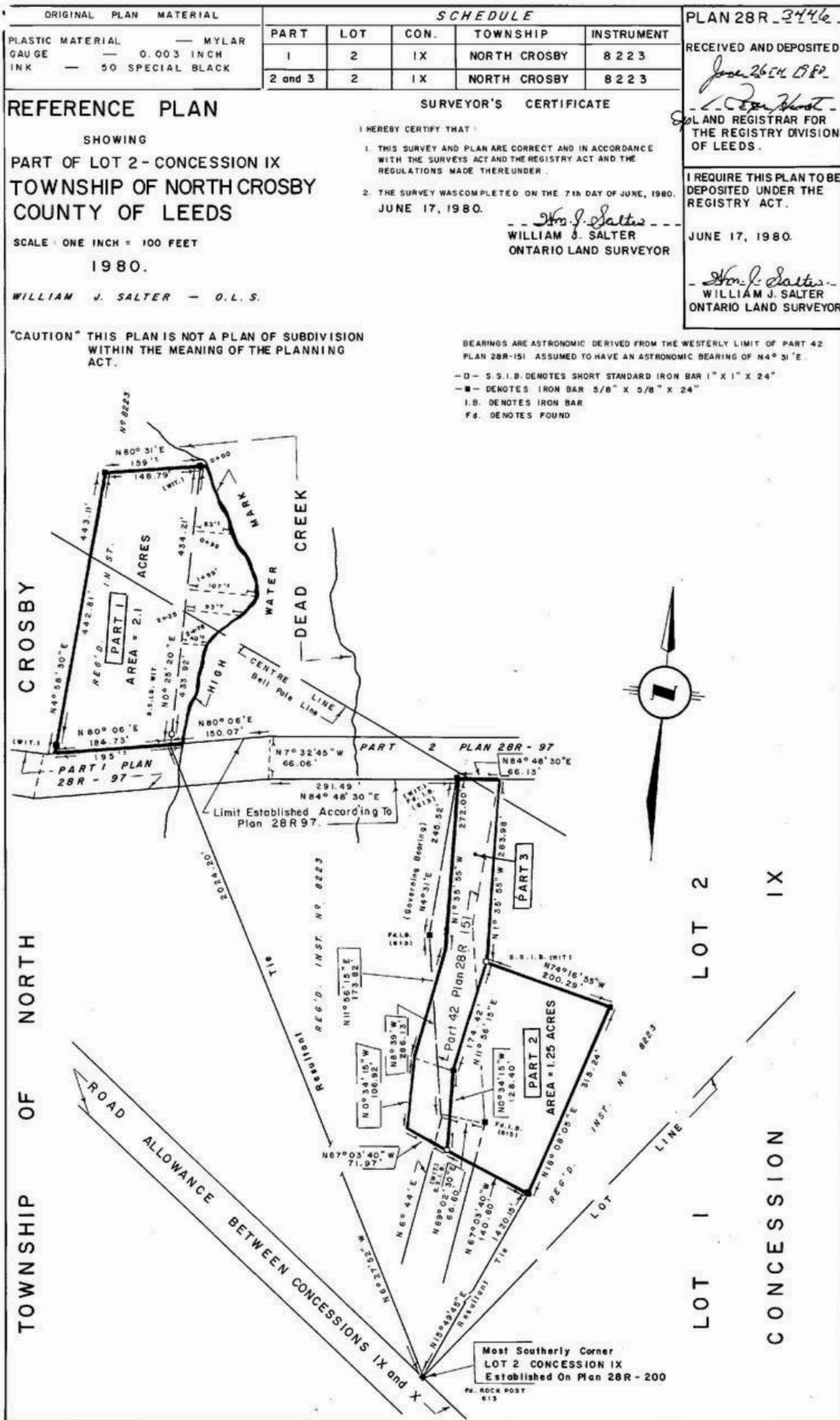
Directions

- Perth Road to Creek Crossing Lane, Property just before small bridge on left.

GALLERY



SURVEY



AERIAL PHOTOS



14.2 Environmental Protection (EP-B) Zone

1. Permitted Uses

conservation use
existing use
public park

2. Zone Provisions

All Yards (minimum) 15m

3. Additional Provisions

1. General Provisions

In accordance with Section 3 hereof.

2. Special Provisions

No building or structure shall be erected, altered or used except in accordance with the recommendations of an Environmental Impact Study undertaken to the satisfaction of the Township.

4. Special Exception Zones

1. EP-B-1 (*Part of Lots 1 & 2, Concessions 6 & 7, South Crosby*)

Notwithstanding the provisions of Section 14.2.1 to the contrary, on the lands zoned EP-B-1, a seasonal camp shall be an additional permitted use. (#2003-112 – September, 2003)

2. EP-B-2 (*Part Lot 24, Concession 5, South Elmsley*)

Notwithstanding the provisions of Section 14.2.1 to the contrary, on the lands zoned EP-B-2, an accessory building shall be a permitted use. (#2008-74 – October, 2008)

3. EP-B-3 (*Otter-Hutton Creek Area, South Elmsley*)

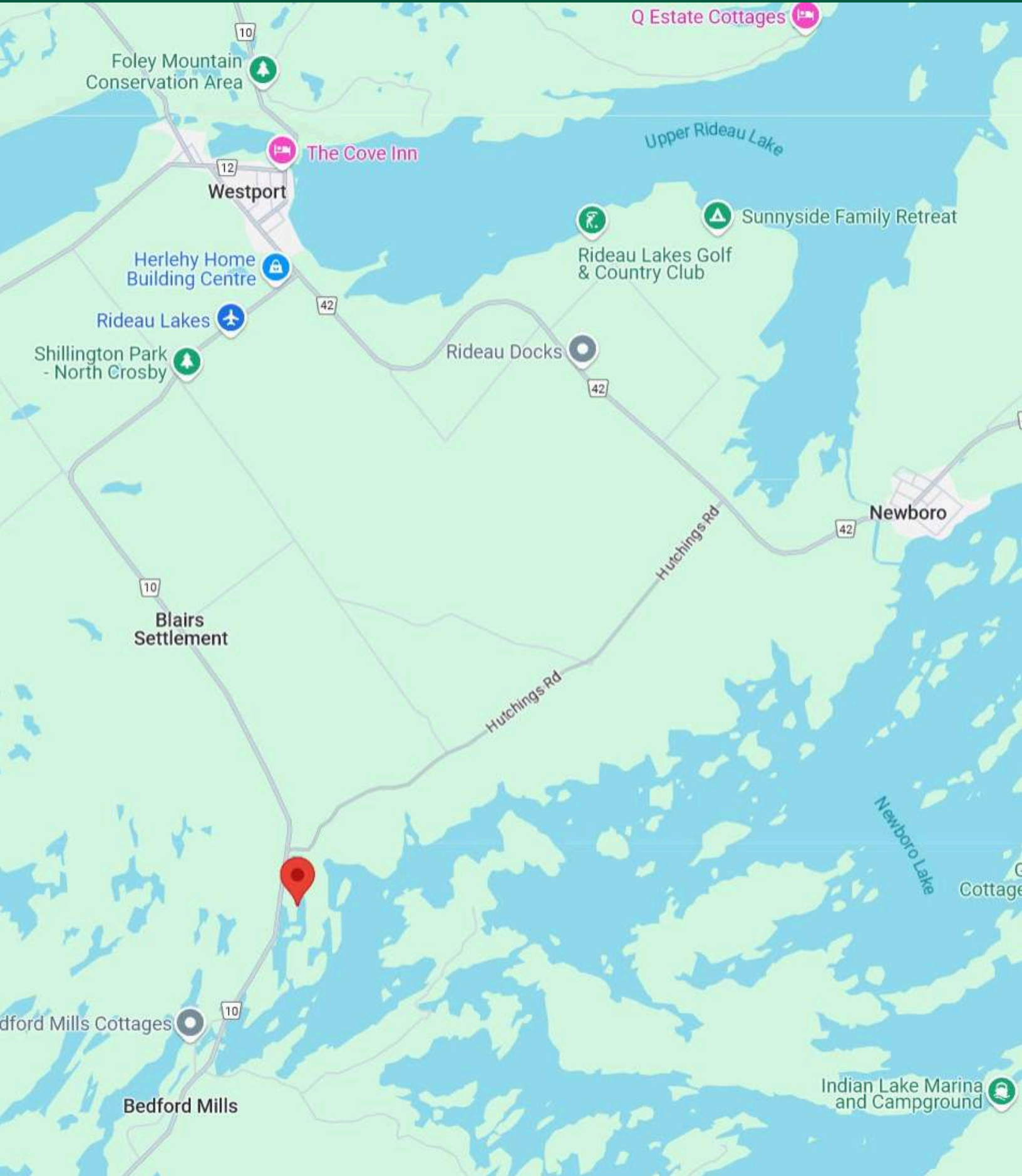
Notwithstanding the provisions of Section 14.2.3 to the contrary, on the lands zoned EP-B-3, the following provisions shall also apply: (#2017-54 – September, 2017)

- No fill shall be placed except with the written approval of the relevant Conservation Authority.
- No building or structure shall be erected, altered or used except with the written approval of the relevant Conservation Authority.
- Where permission under Section 45 of the Planning Act is gained for legal non-conforming structures/buildings the zoning provisions of an applicable zone shall apply. For waterfront properties used for residential purposes the Waterfront Residential (RW) zone shall apply. For non-waterfront properties used for purposes as permitted in the Rural (RU) zone, the RU zone provisions shall apply. For commercial/institutional/industrial uses the applicable commercial/institutional/industrial zoning shall apply. (#2016-36 – July, 2016)

ZONING MAP

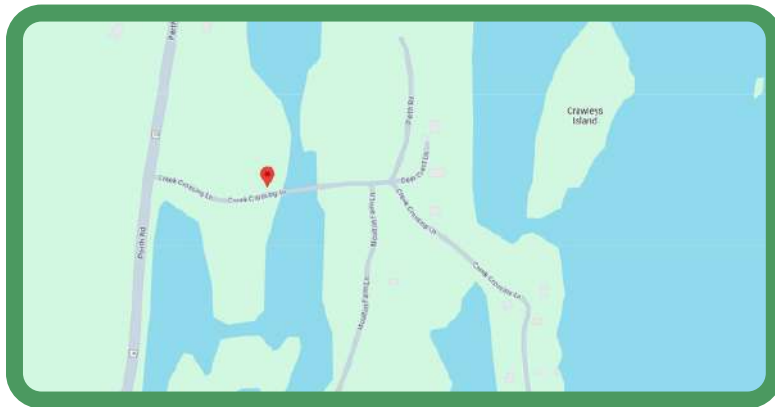


MAP



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/TsjGGaiid7SFQvC19>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/wR0TP_LY_j4

360 Panorama



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

MLS LISTING



PT LT 2 Creek Crossing Lane **List: \$85,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$897.26/2025**

Vacant Land **Front On: N** **Rms:**
Link: **Acres: .50-1.99** **Bedrooms: 0**
Lot: 434.21 x 153.48 FeetIrreg: **Washrooms: 0**

Dir/Cross St: Perth Road

MLS#: X9374859 **PIN#: 441060128**
Possession Remarks: TBD
Legal: PT LT 2 CON 9 NORTH CROSBY PT 1 28R3446; T/W LR117789; RIDEAU LAKES

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake/Pond, Waterfront, Waterfront, Wooded/Treed Interior Feat: None	Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply Type: Sewer: None Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to No Sale Price: Oth Struct: Garden Shed
---	--	--

Water Body Name: Loon Lake
Water Body Type: Lake
Water Frontage (M): 132.34
Water Features: Dock, Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Natural, Weedy
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Electricity On Road, Garbage Pickup, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

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

Client Remks: Affordable waterfront property! This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off of the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport great opportunity! Please do not walk property without an agent present.

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!