

	<p><b>PT LT 5 Jarvis Rd</b>  <b>Kingston Ontario K7L 4V3</b>                  Kingston 44 - City North of 401 Frontenac  <b>SPIS:</b> No      <b>Taxes:</b> \$2,609.75/2025      <b>DOM: 0</b></p>	<p><b>List: \$450,000 For: Sale</b></p>
	<p>Vacant Land      <b>Front On:</b> N      <b>Rms:</b>  <b>Link:</b>      <b>Acres:</b> 2-4.99      <b>Bedrooms:</b> 0                  Other      <b>Washrooms:</b> 0  <b>Lot:</b> 304 x 859 Feet <b>Irreg:</b>  <b>Dir/Cross St:</b> Jarvis Road/Hughes Road  <b>Directions:</b> Highway 15 to Hughes Road, Right on Jarvis Road. Follow to signs.</p>	

**MLS#:** X13495940      **PIN#:** 363270269  
**Possession Remarks:** TBD  
**Legal:** PT LT 5 CON 5 PITTSBURGH PT 2, 13R10188, EXCEPT PT 2, 13R11027; KINGSTON

<p><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>  <b>Lot Shape:</b> Irregular  <b>Lot Size Source:</b> GeoWarehouse  <b>Roof:</b> Not Applicable  <b>Foundation:</b> Not Applicable  <b>Assessment:</b>  <b>POTL:</b>  <b>POTL Mo Fee:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b>  <b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Other  <b>Gar/Gar Spcs:</b> None / 0  <b>Drive:</b> Private  <b>Drive Park Spcs:</b> 6  <b>Tot Prk Spcs:</b> 6  <b>UFFI:</b>  <b>Pool:</b> None  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b> Lake Access, Waterfront, Waterfront, Wooded/Treed  <b>Security Feat:</b> None</p>	<p><b>Zoning:</b>  <b>Cable TV:</b> A  <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> Direct  <b>Retirement:</b>  <b>HST Applicable to:</b> Not Subject to HST  <b>Sale Price:</b>  <b>Oth Struct:</b> Storage  <b>Survey Type:</b> Available</p>
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<p><b>Water Body Name:</b> River Styx  <b>Water Body Type:</b> River  <b>Water Frontage (M):</b> 304  <b>Topography:</b> Flat, Wooded/Treed  <b>Water Features:</b> Not Applicable  <b>Access to Property:</b> Year Round Municipal Road  <b>Docking Type:</b> None  <b>Water View:</b> Direct  <b>WaterfrontYN:</b> Yes  <b>Waterfront:</b> Direct</p>	<p><b>Shoreline:</b> Natural, Sandy  <b>Shoreline Allowance:</b> None  <b>Shoreline Exp:</b> NW, W  <b>Alternative Power:</b> None  <b>Easements/Restrict:</b> Unknown  <b>Rural Services:</b> Cable Available, Cell Services, Electricity On Road, Telephone Available  <b>Waterfront Accessory Bldgs:</b> Not Applicable</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
<p><b>Client Remks:</b> Discover an exceptional opportunity to own a private waterfront property along the world-renowned Rideau Canal. Offering approximately 3.5 acres and 304 feet of west-facing shoreline, this beautiful waterfront lot combines privacy, natural beauty, and outstanding recreational potential. The generous acreage offers space to create your own private waterfront oasis while preserving the natural beauty of the surrounding landscape. The shoreline offers expansive waterviews and spectacular sunsets, creating a breathtaking backdrop throughout the year. A scenic trail winds through the property to a sandy beach area, ideal for swimming, launching a kayak or canoe, spending time with family, or simply enjoying life on the water. The level terrain and open waterfront area make this property especially appealing for outdoor recreation and entertaining. Adding exceptional value is a large steel storage building, offering ample space for boats, recreational equipment, vehicles, and outdoor gear. Whether you enjoy boating, fishing, paddling, swimming, or simply relaxing by the water, this property is well-equipped to support an active waterfront lifestyle. Conveniently located just off Highway 15, the property provides easy year-round access and a short commute to Kingston, allowing you to enjoy the tranquility of waterfront living while remaining close to shopping, dining, healthcare, and everyday amenities. Rarely does a waterfront parcel of this size and character become available. With 3.5 acres of land, beautiful western exposure, a sandy beach area, large storage building and excellent access, this is a remarkable opportunity to secure your own piece of waterfront paradise on the Rideau Canal. This adjacent property with a year round home is also for sale.</p> <p><b>Inclusions:</b> N/A</p> <p><b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595</p>					