

	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: No		Taxes: \$0/2025	DOM: 76
Vacant Land	Front On: W	Rms:	
Link:	Acre: 2-4.99	Bedrooms: 0	
Lot: 300 x 300 Feet Irreg:			
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

Legal: PT LT 6 CON 5 NORTH CROSBY PT 1 ON 28R15951; RIDEAU LAKES

Kitchens:	Exterior:	Zoning: RU
Fam Rm:	Gar/Gar Spcs:	Cable TV: No
Basement:	Drive:	Hydro: A
Fireplace/Stv:	Drive Park Spcs:	Gas: No
Heat:	Tot Prk Spcs:	Phone: A
A/C:	UFFI:	Water: None
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: None
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Lot Shape: Rectangular	GreenPIS:	Farm/Agr:
Lot Size Source: Survey	Prop Feat: Golf, Lake Access, Park, School	Waterfront: None
Assessment:	Bus Route, Wooded/Treed	Retirement:
POTL:		HST Applicable to: Not Subject to HST
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev:		Survey Type: Available
Phys Hdcap-Eqp:		

Topography: Level, Wooded/Treed

Access to Property: Municipal Road

Waterfront: None

Rural Services: Cell Services, Electricity On Road, Garbage Pickup, Recycling Pickup, Telephone Available

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