



1147 LONG LAKE Rd		List: \$199,000 For: Sale
Frontenac Ontario K0H 2K0		
Frontenac 45 - Frontenac Centre Frontenac		Last Status: PC
SPIS: No	Taxes: \$353.92/2024	DOM: 307
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	

Kitchens:	Exterior:	Zoning: R-Rural
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:	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: None
Apx Sqft: < 700	Cert Level:	Spec Desig: Unknown
Lot Shape: Irregular	GreenPIS:	Farm/Agr:
Lot Size Source: GeoWarehouse	Prop Feat: School Bus Route, Wooded/Treed	Waterfront: None
Assessment:	Interior Feat: None	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: 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
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					