

*Your Private, Picturesque
Lakefront Escape!*

PRICE
REDUCED

485 Stafford Lane, Frontenac, ON

Nicely treed waterfront lot with almost 10 acres of land and approximately 280 feet of south facing shoreline.

The lot has a lane way in place and a rough building site has been cleared. There is a large rock plateau that has been cleared off which would make a perfect walkout from a main floor while the lower cleared area is perfect for a walkout basement. The property has elevated, stunning views out over the lake which are simply breathtaking and the water frontage has deep water for boating or swimming. Once some clearing is done, there would be great access down to the lake on the west end of the shoreline and a great location for a dock.

X12463031

\$ \$369,000

9.81 Acres

Little Cranberry Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



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Frontenac, ON**

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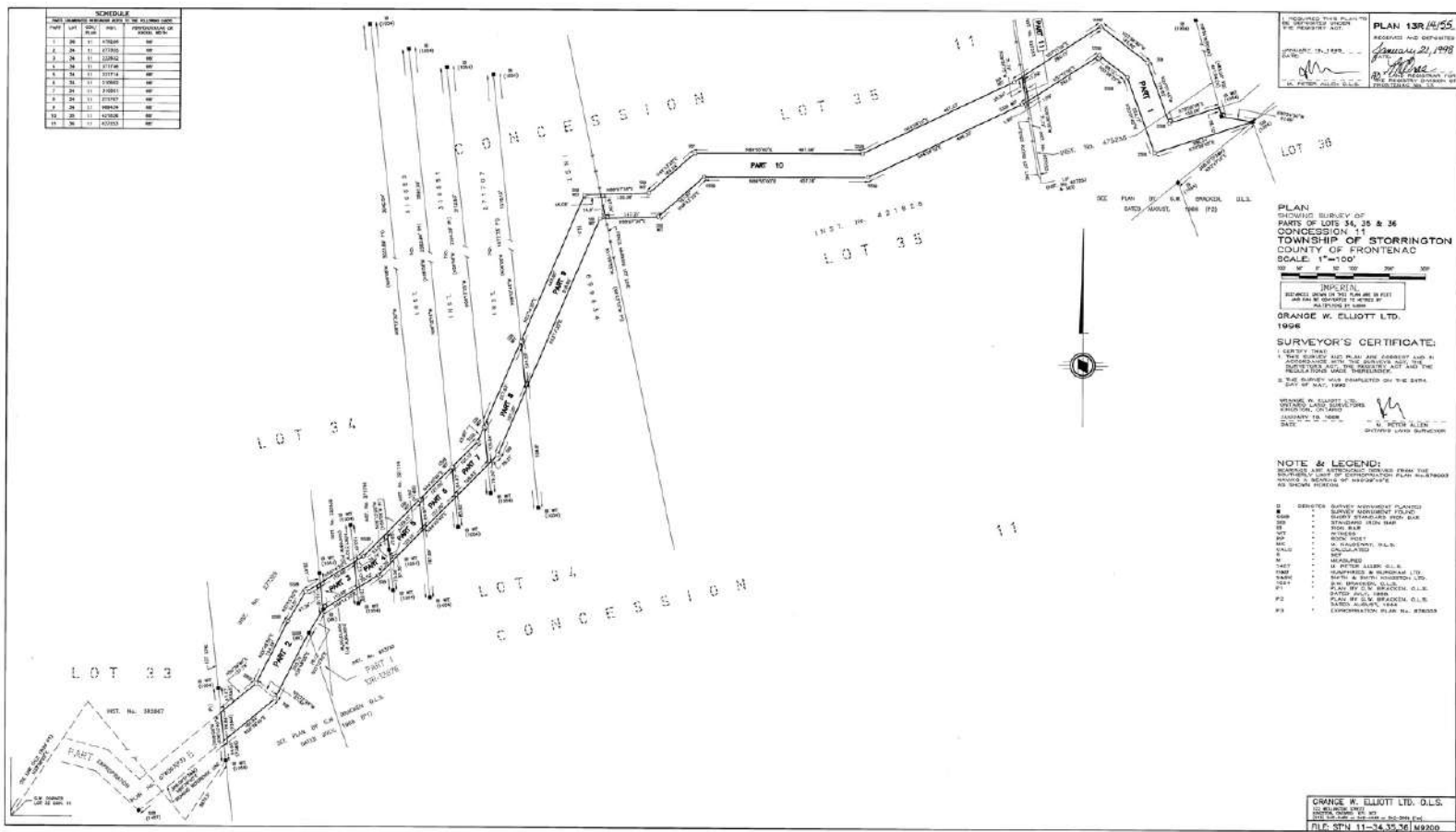
Features

- Nicely treed waterfront lot with almost 10 acres of land and approximately 280 feet of south facing shoreline.
- The lot has a laneway in place and a rough building site has been cleared.
- There is a large rock plateau that has been cleared off which would make a perfect walkout from a main floor while the lower cleared area is perfect for a walkout basement.
- The property has elevated, stunning views out over the lake which are simply breathtaking and the waterfrontage has deep water for boating or swimming. Once some clearing is done, there would be great access down to the lake on the west end of the shoreline and a great location for a dock.
- Little Cranberry Lake is part of the Rideau System with access to Cranberry Lake via Brass Point Bridge. Stafford Lane is well maintained and travels through the lot along with hydro, making it easy to bring power to your build site.
- Located just 10 minutes from Seeley's Bay for access to amenities or approximately 40 minutes north of Kingston. Rugged, rocky and beautiful waterfront lots are not easy to find – this one will catch your eye!

Directions

- Hwy 15 to Burnt Hills Rd, Right on Rideau Rd, Left on Stafford Ln.

SURVEY 1/2



PLAN OF SURVEY OF
PART OF LOT 34, CONGRESSION XI
TOWNSHIP OF STORRINGTON
COUNTY OF FRONTENAC

FR 190836

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/yHK5BED7nKwBqfx66>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/LWqJcoWoCEg>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/485StafordLn/>

MLS LISTING

	485 Stafford Lane		List: \$369,000 For: Sale
	Frontenac Ontario K0H 1H0		
	Frontenac 47 - Frontenac South Frontenac		
	SPIS: N	Taxes: \$2,238.52/2025	DOM: 0
	Vacant Land	Front On: E	Rms:
	Link:	Acre: 5-9.99	Bedrooms: 0
	Lot: 280 x 1576 FeetIrreg:		Washrooms: 0
	Dir/Cross St: Stafford Lane / Rideau Road		
	Directions: Hwy 15 to Burnt Hills Rd, Right on Rideau Rd, Left on Stafford Ln		

MLS#: X12463031 **PIN#:** 362870063

Legal: PT LT 34 CON 11 STORRINGTON AS IN FR669434; S/T FR669434 EXCEPT THE EASEMENT THEREIN; SOUTH FRONTENAC

Possession Remarks: TBD

Kitchens:	Exterior:	Zoning: RLSW
Fam Rm:	Gar/Gar Spcs:	Cable TV: N
Basement:	Park/Drive: Private	Hydro: A
Fireplace/Stv:	Drive: Private	Gas: N
Heat:	Drive Park Spcs: 3	Phone: A
A/C:	Tot Prk Spcs: 3	Water:
Central Vac: N	UFFI:	Water Supply
Apx Age:	Pool:	Type:
Apx Sqft:	Energy Cert:	Sewer:
Lot Shape: Irregular	Cert Level:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	GreenPIS:	Farm/Agr: Direct
Assessment:	Prop Feat:	Waterfront:
POTL:	Lake Access, Waterfront, Waterfront,	Retirement:
POTL Mo Fee:	Wooded/Treed	HST Applicable to Not Subject to HST
Elevator/Lift:	Exterior Feat:	Sale Price:
Laundry Lev:	Fishing,Privacy,Year Round Living	Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Available
Water Body Name: Little Cranberry Lake		

Water Body Type: Lake	Shoreline: Deep,Rocky
Water Frontage (M): 85.34	Shoreline Allowance: None
Topography: Hillside,Rocky,Wooded/Treed	Alternative Power: None
Water Features: Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Year Round Municipal Road	Rural Services:
Docking Type: None	Cell Services,Electricity On Road,Telephone Available
Water View: Direct	Waterfront Accessory Bldgs: Not Applicable
WaterfrontYN: Y	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Nicely treed waterfront lot with almost 10 acres of land and approximately 280 feet of south facing shoreline. The lot has a lane way in place and a rough building site has been cleared. There is a large rock plateau that has been cleared off which would make a perfect walkout from a main floor while the lower cleared area is perfect for a walkout basement. The property has elevated, stunning views out over the lake which are simply breathtaking and the water frontage has deep water for boating or swimming. Once some clearing is done, there would be great access down to the lake on the west end of the shoreline and a great location for a dock. Little Cranberry Lake is part of the Rideau System with access to Cranberry Lake via Brass Point Bridge. Stafford Lane is well maintained and travels through the lot along with hydro, making it easy to bring power to your build site. Located just 10 minutes from Seeley's Bay for access to amenities or approximately 40 minutes north of Kingston. Rugged, rocky and beautiful waterfront lots are not easy to find this one will catch your eye!					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!