



485 Stafford Lane Frontenac Ontario K0H 1H0 Frontenac 47 - Frontenac South Frontenac SPIS: No Taxes: \$2,238.52/2025		List: \$369,000 For: Sale Last Status: PC DOM: 306
Vacant Land Link:	Front On: E Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0
Lot: 280 x 1576 Feet Irreg: 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
Possession Remarks: TBD
Legal: PT LT 34 CON 11 STORRINGTON AS IN FR669434; S/T FR669434 EXCEPT THE EASEMENT THEREIN; SOUTH FRONTENAC

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing, Privacy, Year Round Living	Zoning: RLSW Cable TV: No Hydro: A Gas: No Phone: A Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Water Body Name: Little Cranberry Lake Water Body Type: Lake Water Frontage (M): 85.34 Topography: Hillside, Rocky, Wooded/Treed Water Features: Waterfront-Deeded Access to Property: Year Round Municipal Road Docking Type: None Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Deep, Rocky Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity On Road, Telephone Available Waterfront Accessory Bldgs: Not Applicable
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#	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					