

PT 1 McAndrews Road, Westport, ON

A level lot in Rideau Lakes Township and located close to all amenities in the beautiful Village of Westport.

This lot is an acre in size, has 200 feet of road frontage and has fencing on two sides. The property has a drilled well in place and sits on the south side of McAndrews Road West, which is a township-maintained road. There is hydro located right along the road and it's only ½ km from the pavement at Perth Road. The wonderful dining and shopping opportunities in Westport along with the schools, pharmacy, grocery store, etc. make this an ideal location for a home. If you need to shop in a larger centre, the trip south is only 40 minutes to the City of Kingston. This property is also located in the heart of lake country with lakes in any direction you travel. Investigate the possibilities this lot offers!

 # X14149666 **$ $149,888** **1.01 Acres**

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



GURR REAL ESTATE GROUP
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(613) 273-9595

MLS MULTIPLE LISTING SERVICE®

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Westport, ON

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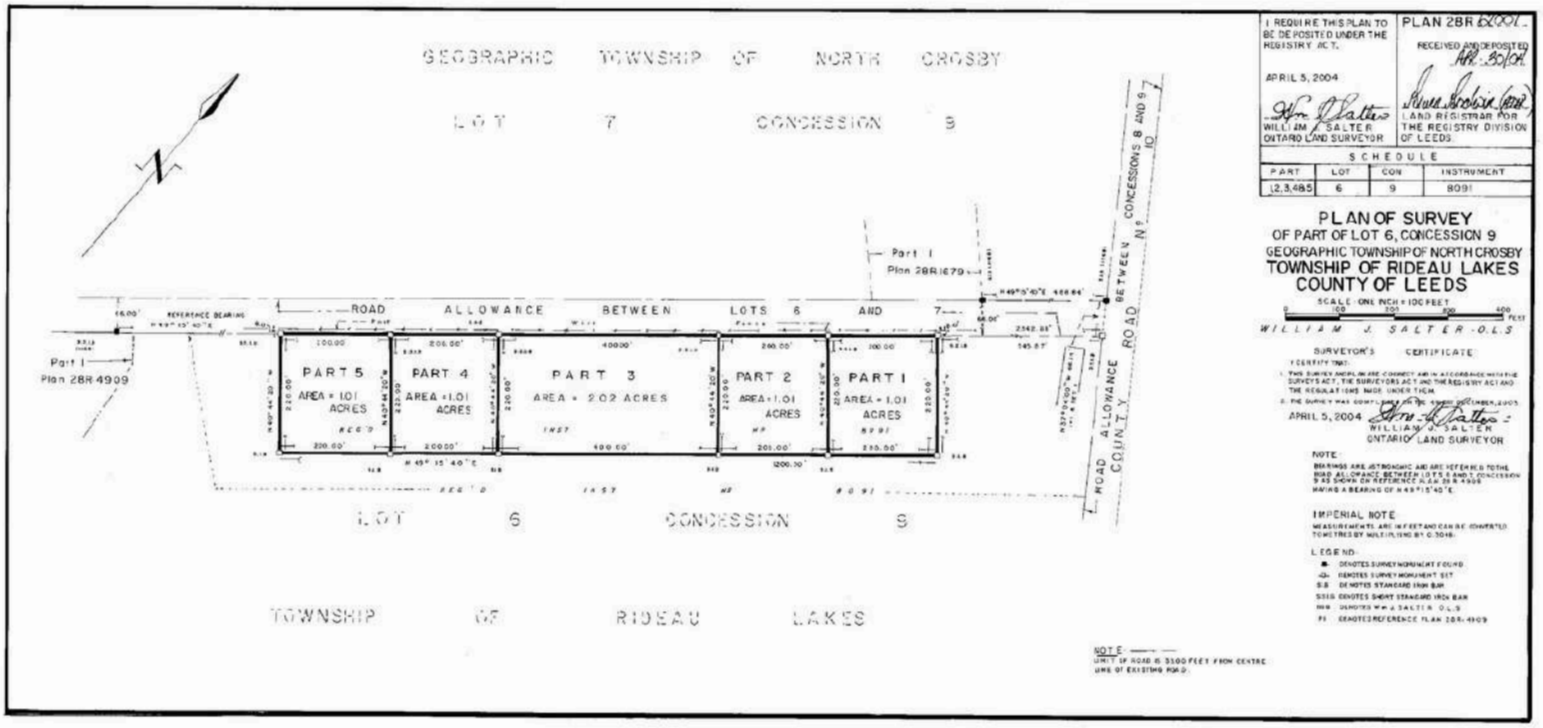
Features

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Directions

- Perth Road to McAndrews Road. Turn west and see signs.

SURVEY


GEOGRAPHIC TOWNSHIP OF NORTH CROSBY
LOT 7 CONCESSION 9
ROAD ALLOWANCE BETWEEN LOTS 6 AND 7
CONCESSIONS 8 AND 9
PART 5 AREA = 1.01 ACRES
PART 4 AREA = 1.01 ACRES
PART 3 AREA = 2.02 ACRES
PART 2 AREA = 1.01 ACRES
PART 1 AREA = 1.01 ACRES
Part 1 Plan 28R-4909
Part 1 Plan 28R-1679
COUNTY ROAD
LOT 6 CONCESSION 9
TOWNSHIP OF RIDEAU LAKES
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
APRIL 5, 2004
WILLIAM J. SALTER ONTARIO LAND SURVEYOR
PLAN 28R-6000
RECEIVED AND DEPOSITED
APR. 30/04
LAND REGISTRAR FOR THE REGISTRY DIVISION OF LEEDS
SCHEDULE
PART | LOT | CON | INSTRUMENT
(2,3,4&5 | 6 | 9 | 8091
PLAN OF SURVEY
OF PART OF LOT 6, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF NORTH CROSBY
TOWNSHIP OF RIDEAU LAKES
COUNTY OF LEEDS
SCALE - ONE INCH = 100 FEET
WILLIAM J. SALTER - O.L.S
SURVEYOR'S CERTIFICATE
APRIL 5, 2004
WILLIAM J. SALTER
ONTARIO LAND SURVEYOR
NOTE
IMPERIAL NOTE
LEGEND
NOTE


Google Earth
Airbus

AERIAL IMAGES







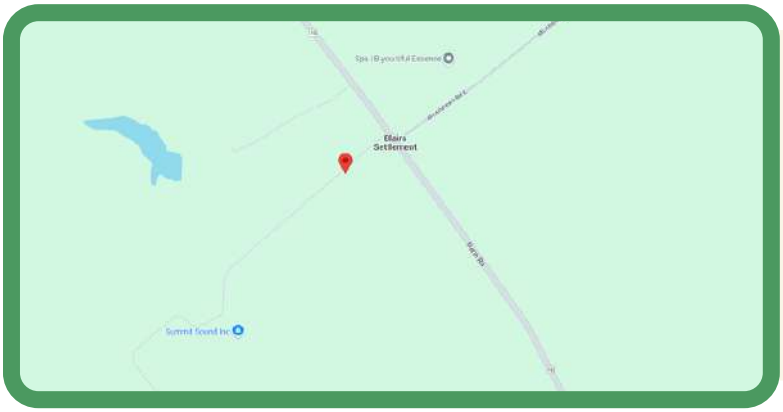






INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
https://maps.app.goo.gl/LUwTV5UNGkdaixEX8

Video Tour



Scan the QR Code or Visit:
https://youtu.be/EPQDTyoWPY0

Panorama



Scan the QR Code or Visit:
https://360panos.org/panos/McAndrewsRdLots1/

MLS LISTING



PT 1 McAndrews Rd **List: $149,888 For: Sale**
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** $7.79/2024 **DOM: 0**

Vacant Land
Front On: E **Rms:**
Link: **Acre:** .50-1.99 **Bedrooms:** 0
Lot: 200 x 220 Feet **Irreg:** **Washrooms:** 0

Dir/Cross St: Perth Road + McAndrews
Directions: Perth Road to McAndrews Road. Turn west to signs.

MLS#: X14149666 **PIN#:** 441050077
Possession Remarks: TBD

Kitchens:		**Exterior:**		**Zoning:**	RU
Fam Rm:		**Gar/Gar Spcs:**		**Cable TV:**	N
Basement:		**Park/Drive:**		**Hydro:**	N
Fireplace/Stv:		**Drive:**		**Gas:**	N
Heat:		**Drive Park Spcs:**	0	**Phone:**	N
A/C:		**Tot Prk Spcs:**	0	**Water:**	Well
Central Vac:	N	**UFFI:**		**Water Supply Type:**	Drilled Well
Apx Age:		**Pool:**		**Sewer:**	None
Apx Sqft:	< 700	**Energy Cert:**		**Spec Desig:**	Unknown
Lot Shape:	Irregular	**Cert Level:**		**Farm/Agr:**	None
Lot Size Source:	GeoWarehouse	**GreenPIS:**		**Waterfront:**	
Assessment:		**Prop Feat:**		**Retirement:**	
POTL:		Golf, Level, School, Wooded/Treed		**HST Applicable to**	Not Subject to HST
POTL Mo Fee:		**Exterior Feat:**	Year Round Living	**Sale Price:**	
Elevator/Lift:		**Interior Feat:**	None	**Oth Struct:**	
Laundry Lev:				**Survey Type:**	
Phys Hdcap-Eqp:					
Topography: Level					

Access to Property: Year Round Municipal Road,Municipal Road **Rural Services:** Electricity On Road
Waterfront: None

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

Client Remks: A level lot in Rideau Lakes Township and located close to all amenities in the beautiful Village of Westport. This lot is an acre in size, has 200 feet of road frontage and has fencing on two sides. The property has a drilled well in place and sits on the south side of McAndrews Road West, which is a township-maintained road. There is hydro located right along the road and its only km from the pavement at Perth Road. The wonderful dining and shopping opportunities in Westport along with the schools, pharmacy, grocery store, etc. make this an ideal location for a home. If you need to shop in a larger centre, the trip south is only 40 minutes to the City of Kingston. This property is also located in the heart of lake country with lakes in any direction you travel. Investigate the possibilities this lot offers!

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

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