

**MARGARET THOMPSON**  
 Salesperson  
 RIDEAU REALTY LIMITED, Brokerage  
 Cell: 613-812-8400 cell/text  
<http://www.rideaulakes4sale.com>



2018-09-25

**0 DUNDER VIEW LANE, Elgin K0G 1E0**

ML#: 1126003

**Price Change**



Status:	<b>Active</b>	List Price:	<b>\$199,900</b>
Dist/Neigh:	<b>817- Rideau Lakes (S Crosby)</b>	Type:	<b>Acreage Waterfront</b>
Munic:	<b>Rideau Lakes Twp</b>	Sale/Lse:	
Neigh Name:	<b>Whitefish Lake</b>	Fronting:	<b>Northwest</b>
Lot Size:	<b>304' x 452'</b>	# Acres:	<b>2.240</b>
Zoning:		# Lots:	
Zoning Desc:	<b>Vacant WF</b>	Master:	
SubDiv:			
Legal:	<b>PT LT CON 6 BEING PTS 5,6,7 on 28R13625; S/T &amp; T/W ROW'S</b>		

Directions/Remarks

Directions: **Hwy 15 to Jones Falls Rd - to Deans Island Rd. Travel 1km +/- & over causeway to Dunder View Lane & pin# 284. Whitefish Lake - Rideau System. 45 mins from Kingston & Perth - 1.5 hrs from Ottawa.**

Public Remarks: **Accessible by road all year long, Dean's Island on Whitefish Lake is one of the most unique areas along the Rideau waterway. Private & well treed, this 2+acre lot features an elevated building site with amazing southeast views - a sloping 'path' that leads to a flat, level strip that runs along the entire shoreline - and 300' of clean deep waterfront perfect for swimming & boating. Just a couple of kms off Hwy 15 & directly across from the hiking trails at Rock Dunder (read more at <http://www.twprideaulakes.on.ca/heritage/nathist-rockdunder.html>) Pre-approved for septic & building. Vacant waterfront like this is very rare ... definitely worth exploring!!**

Property Details

Current Use:		Road Surface:	<b>Gravel/Rock</b>	Lot Type:	<b>Acreage Waterfront</b>
Building Permit:	<b>No</b>	Area:	<b>Whitefish Lake</b>	Road Access:	<b>Private Road</b>
Develop Status:		Sewer:	<b>Septic Approved</b>	Power:	
Convenants:					
Water Supply:	<b>None</b>				
Lot Improve:					
Site Influences:	<b>Lakefront, Lakeview, No Rear Neighbours, Private, Recreational, Sloping Lot, Treed Lot, Waterfront</b>				
Neigh Influences:	<b>Recreation Nearby, Shopping Nearby</b>				
Restrictions:	<b>Right Of Way</b>				

Other Property Information

Assoc/POTL Fee:	<b>\$200</b>	Annual	Taxes/Yr:	<b>\$800.00/2016</b>
Assmt/Yr:			Survey/Yr:	<b>2010</b>

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD:		PR:		CD:
DOM:	<b>14</b>	SD:		SP:
SRD:				