



2018-11-01

245 LONG POINT ROAD, Lyndhurst K0E 1L0

ML#: 1130971



Status:
Dist/Neigh: 824- Rear Of Leeds & Lansdowne Twp
Municipality:
Neigh Name: Gananoque River
Lot Size: 1100 ' x 999.99 '
Zoning:
Zoning Desc: Recreational
Legal Desc: PT LT A CON 7 LANSDOWNE AS IN LR117138; LEEDS/THOUSAND ISLANDS

List Price: **\$499,000**
Sub Type: Residential
Fronting: North
Acres: 73.000
SqFt:
Seasonal:

Directions/Remarks

Directions: From County Rd. 3 turn onto Long Point Rd. Property is on the left at #245.

Public Remarks: Attention all nature enthusiasts! This extremely private property has 73+ acres with 1100 feet of excellent waterfront on Gananoque River. The waterfront has both a sandy beach area as well as a nice deep area great for jumping in off the dock. At the end of your 1.5km laneway sits a wonderful 3-bedroom, 1-bath cottage with stunning views of the water. Cottage is insulated with a drilled well and holding tank. There is also a large bunkie (20' x 12.7') for extra guests. Only 30 minutes to Gananoque. This property is absolutely a must see so call today to book your private viewing!

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: 1993/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Open		#Cover: 0	Total Park: 8
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Vinyl		Sewer: Other (See Remarks)	
Foundation: Poured Concrete		Construction:	
Basement Desc: Crawl, Full		Basement Dev: Unfinished	
Floor Covering: Mixed		Fire Retrofit:	
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl: Wood Stove			
Site Influences: Acreage, Beach Property, Hydro, Private, Riverfront, Treed Lot, Waterfront, Wooded Area			
Rental Equip: None.			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	21'7" x 12'	KITCH	Main	21'7" x 11'	MBED	Main	11' x 11'	BATH3	Main	
BEDRM	2nd	10' x 12'	BEDRM	2nd	8' x 11'						

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,830.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD: 2018-11-09
DOM: 10
SRD:
PR:
SD:
CD: 2018-10-27
SP: