



**STEVE WELLS**  
 Salesperson  
 RIDEAU REALTY LIMITED , Brokerage  
 steve@rideaurealty.ca  
 Office Ph: 613-272-5000

2018-10-21

**631 BIG CROSBY LAKE ROAD, Westport K0G 1X0**

ML#: 1130906

**New Listing!**



Status:	<b>Active</b>	List Price:	<b>\$199,000</b>
Dist/Neigh:	<b>816- Rideau Lakes (N Crosby) Twp</b>	Type:	<b>Waterfront Lot</b>
Munic:		Sale/Lse:	
Neigh Name:	<b>RIDEAU LAKES</b>	Fronting:	<b>North</b>
Lot Size:	<b>200 ' x 266 '</b>	# Acres:	<b>1.000</b>
Zoning:		# Lots:	
Zoning Desc:	<b>RESIDENTIAL</b>	Master:	
SubDiv:			
Legal:	<b>LT 3PL 355 RIDEAU LAKES</b>		

Directions/Remarks

Directions: **COUNTY ROAD 38 FROM WESTPORT 4.9 KM TO BIG CROSBY LAKE ROAD FOLLOW TO GATE SEE REALTOR SIGN (APPROX 3.9 KM) FOLLOW ROAD VERE TO RIGHT AT .9 KM FOLLOW 1.7 KM TO LOT SEE SIGN**

Public Remarks: **FANTASTIC LOT! OWNERS HAVE DONE MOST OF THE "HEAVY LIFTING" WITH MANY CLEARED AREAS AS WELL AS STAIR WAY LEADING TO WATER WHERE YOU WILL FIND YOUR BRAND NEW 30 FOOT (\$12,000) DOCK. GREAT PLACE TO BUILD DREAM COTTAGE OR HOME OR PARK TRAILER ON SEASONALLY.**

Property Details

Current Use:		Road Surface:	<b>Dirt</b>	Lot Type:	<b>Waterfront Lot</b>
Building Permit:		Area:		Road Access:	
Develop Status:		Sewer:	<b>None</b>	Power:	
Convenants:					
Water Supply:	<b>None</b>				
Lot Improve:					
Site Influences:					
Neigh Influences:					
Restrictions:					

Other Property Information

Assoc/POTL Fee:	<b>\$120</b>	<b>Annual</b>	Taxes/Yr:	<b>\$550.00/2018</b>
Assmt/Yr:			Survey/Yr:	

Office Information

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

Conditional/Sold/Other Information

FD:		PR:	CD:
DOM:	<b>3</b>	SD:	SP:
SRD:			