



**STEVE WELLS**  
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 RIDEAU REALTY LIMITED , Brokerage  
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 Office Ph: 613-272-5000

2020-03-18

**0 COUNTY ROAD 8 ROAD, Philipville K0E 1G0**

ML#: 1186392

New Listing!



|              |  |             |                  |
|--------------|--|-------------|------------------|
| Status:      | <b>Active</b>  | List Price: | <b>\$144,500</b> |
| Dist/Neigh:  | <b>818- Rideau Lakes (Bastard) Twp</b>                     | Type:       | <b>Acreage</b>   |
| Munic:       |  | Sale/Lse:   |                  |
| Neigh Name:  | <b>DELTA</b>   | Fronting:   | <b>East</b>      |
| Lot Size:    | <b>985 ' x 2886 ' Irregular</b>                            | # Acres:    | <b>72.000</b>    |
| Zoning:      |  | # Lots:     |                  |
| Zoning Desc: | <b>RESIDENTIAL</b>   | Master:     |                  |
| SubDiv:      |  |             |                  |
| Legal:       | <b>PT LOT 21 CON 6 BASTARD AS IN LR310421;RIDEAU LAKES</b> |             |                  |

Directions/Remarks

Directions: **County Road 42 to County Road 8..... turn north and follow approx 2 kms on left hand side, see realtor sign.**

Public Remarks: **Great opportunity to own a nice parcel of land (approx 72 acres) with a small pond at the back of the property. 20 acres already cleared and comes with a huge 52 ft by 40 ft barn (steel roof ,gravel floor). Very dry and many many options for hobby farm, dream home or hunt camp. Close to schools, doctors and lots of lakes and trails for the outdoor person / family.**

Property Details

|                   |  |               |             |              |                |
|-------------------|--|---------------|-------------|--------------|----------------|
| Current Use:      |  | Road Surface: |             | Lot Type:    | <b>Acreage</b> |
| Building Permit:  |  | Area:         |             | Road Access: |                |
| Develop Status:   | <b>Unknown</b>   |               |             |              |                |
| Convenants:       |  |               |             |              |                |
| Water Supply:     | <b>None</b>  | Sewer:        | <b>None</b> | Power:       |                |
| Lot Improve:      | <b>Pond</b>  |               |             |              |                |
| Site Influences:  | <b>Acreage, No Thru Road, Open, Wooded Area</b>                          |               |             |              |                |
| Neigh Influences: | <b>Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby</b> |               |             |              |                |
| Restrictions:     | <b>Unknown</b>   |               |             |              |                |

Other Property Information

|                 |            |     |            |                      |
|-----------------|------------|-----|------------|----------------------|
| Assoc/POTL Fee: | <b>\$0</b> | N/A | Taxes/Yr:  | <b>\$875.00/2020</b> |
| Assmt/Yr:       |            |     | Survey/Yr: |                      |

Office Information

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

Conditional/Sold/Other Information

|      |          |     |  |     |
|------|----------|-----|--|-----|
| FD:  |          | PR: |  | CD: |
| DOM: | <b>2</b> | SD: |  | SP: |
| SRD: |          |     |  |     |