



SCOTT BURNS
 Broker Of Record
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9 DUNDER VIEW LANE, Elgin K0G 1E0

ML#: 1257001



Status:	Active	List Price:	\$449,000
Dist/Neigh:	817- Rideau Lakes (S Crosby)	Type:	Acreage Waterfront
Munic:	Twp	Sale/Lse:	
Neigh Name:	Rideau Lakes Twp	Fronting:	Northwest
Lot Size:	WHITEFISH LAKE	# Acres:	2.240
Zoning:	304 ' x 452 '	# Lots:	
Zoning Desc:	Single Family Res	Master:	
SubDiv:			
Possession:	TBD		
Legal:	PT LT CON 6 BEING PTS 5,6,7 on 28R13625; S/T & T/W ROW'S		

Directions/Remarks

Directions: From Highway 15 turn onto Jones Falls Road, Left onto Deans Island Road, Left onto Dunderview Lane.

Public Remarks: If you have never visited Morton Bay on Whitefish Lake, you really should! Not only is it the location of the amazing hiking trails at Rock Dunder, owned by the Rideau Waterways Land Trust, but across from Rock Dunder you'll find this fantastic 2+ acre vacant waterfront lot. Features an elevated build site with a path down to a more level strip that runs along the 300' + of shoreline with deep water, excellent for swimming and boating. Site was previously approved for a septic and building. This property is conveniently located only a few kms from Highway 15 and about a 30 min drive from Kingston. Whitefish Lake is part of the Rideau System and this location in Morton Bay is a hidden gem that has to be seen to be appreciated! This property is subject to hst. No Conveyance of any written offers until 2:00 pm on August 24th, 2021.

Property Details

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

Other Property Information

Assoc/POTL Fee:	\$200	Annual	Taxes/Yr:	\$1,134.00/2021
Assmt/Yr:			Survey/Yr:	

Office Information

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

Conditional/Sold/Other Information

FD:		PR:	CD:
DOM:	2	SD:	SP:
SRD:			

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