

**STEVE WELLS**

Salesperson

RIDEAU REALTY LIMITED, Brokerage

steve@rideaurealty.ca

Office Ph: 613-272-5000

0 BLAKENEY ROAD, Pakenham KOA 2X0

ML#: 1346215



Status: **Active** List Price: **\$324,900**
 Dist/Neigh: **918- Mississippi Mills** Type: **Waterfront Lot**
 Munic: **(Pakenham)**
 Neigh Name: **Pakenham Twp** Sale/Lse:
 Lot Size: **Mississippi Mills** Fronting: **East**
 Zoning: **710 ' x ' Irregular** # Acres: **2.900**
 Zoning Desc: **RU** # Lots:
 SubDiv:
 Possession: **TBD**
 Legal: **PART BLOCK C E MISSISSIPPI RIVER, PLAN 779, LANARK N PAKENHAM, PART 1, PLAN 26R439 ; PART RDAL BTN LOT 10 & 11, PAKENHAM, CON 11,PART 1, PLAN 27R9722; S/T LT 3303, LT3304 OVER PART 3, PLAN 27R7513; TOGETHER WITH AN EASEMENT OVER PART 2 ON 27R9722 AS IN LC119697; TOGETHER WITH AN EASEMENT OVER PART 3 ON 27R9722 AS IN LC119698; TOGETHER WITH AN EASEMENT OVER PART 4 ON 26R2649 AS IN LC119698; TOWN OF MISSISSIPPI MILLS.**

Directions/Remarks

Directions: **From Kinburn side Rd turn down Blakeney Rd. Approx 500 meters turn west (right) down the side road next to address 1943 Blakeney rd. Follow the lane way around the bend and the property is at the end.**

Public Remarks: **Only 40 minutes away from the city of Ottawa - This vacant riverfront lot on the Mississippi river, would be a perfect spot to build your dream getaway from the hustle and bustle of the city! This beautiful property which is at the end of private road features 710 feet of waterfront, just under 3 acres, and a sizeable area of cleared flat land surrounded by mature trees. Property comes equipped with a cleared water access point great for swimming or putting in a kayak or canoe to explore the river! This property is also only a 2km drive away from the village of Pakenham! Slope assessment has been done and two proposed septic and well plans have been done based on a 54x54 footprint (with a walkout basement and another without). Don't miss out on this amazing opportunity- Contact today for more details!**

Property Details

Current Use:
 Building Permit:
 Develop Status:
 Conventions:
 Water Supply: **None**
 Lot Improve:
 Site Influences: **Riverfront, Water Access**
 Neigh Influences:
 Restrictions: **Right Of Way**

Road Surface: **Gravel/Rock**
 Area:
 Sewer: **None**
 Power:

Lot Type: **Waterfront Lot**
 Road Access: **Private Road**

Other Property Information

Taxes/Yr: **\$2,223.00/2022** Assmt/Yr:
 Assoc/POTL Fee: **\$0.00** Survey/Yr:
 Multimedia URL: <https://youtu.be/41MgpuU5Szc>
 Addl Images URL: <https://tour.snaphouss.com/0-blakeney-road>

Office Information

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

Conditional/Sold/Other Information

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