



35 WHITTLER'S COVE LANE, Westport K0G 1X0

ML#: 1387312



Status: **Active**
 Dist/Neigh: **815- Westport**
 Munic:
 Neigh Name: **Whittler's Cove**
 Lot Size: **83 ' x 111 ' Irregular**
 Zoning:
 Zoning Desc: **Vac Land/Condominium**
 SubDiv:
 Possession: **TBD**
 Legal: **UNIT 4, LEVEL 1, LEEDS VACANT LAND CONDOMINIUM PLAN NO. 46 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN LE134030; TOWNSHIP OF RIDEAU LAKES"**

List Price: **\$175,000**
 Type: **Lot**
 Sale/Lse:
 Fronting: **Northeast**
 # Acres: **0.210**
 # Lots:

Directions/Remarks

Directions: **Whittler's Cove Lane is located just off County Road 42 – on your left heading Southeast.**

Public Remarks: **Beautiful, end unit, building lot just outside of Westport! Although no water access, this prime building lot offers a wonderful view of the Upper Rideau with easy access off of County Road 42. The lot is partially serviced with an EcoFlo septic system and hydro. This vacant land is a condominium lot meaning your condo fees cover snow plowing, lawn care, septic maintenance, and general maintenance of the common areas. HST is in addition to the purchase price. Call today for more details.**

Property Details

Current Use:
 Building Permit:
 Develop Status: **Site Plan Approved**
 Conventions:
 Water Supply: **None**
 Lot Improve: **Other Site Improvements**
 Site Influences: **Corner, Hydro, Lakeview**
 Neigh Influences: **Golf Nearby, Highspeed Available, Shopping Nearby, Water Nearby**
 Restrictions: **Other (See Remarks)**

Road Surface: **Gravel/Rock**
 Area:
 Sewer: **Septic Approved**
 Power:

Lot Type: **Lot**
 Road Access: **County Road, Private Road**

Other Property Information

Taxes/Yr: **\$219.00/2023**
 Assoc/POTL Fee: **\$2,400.00/Year includes Common Area Maintenance, Ground Maintenance, Sewer, Snow Removal**

Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
 DOM:
 SRD:

PR:
 SD:

CD:
 SP: