



**P7 CLEAR LAKE Rd**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$215.86/2024

**List: \$139,000 For: Sale**

Vacant Land **Front On:** E **Rms:** 0 + 0  
**Link:** **Acre:** 2-4.99 **Bedrooms:** 0  
**Washrooms:** 0

**Lot:** 214.68 x 500.28 Feet **Irreg:** 1  
**Dir/Cross St:** Chaffeys Lock Rd and Clear Lake Rd

**MLS#:** X12065535 **PIN#:** 442860127

**Possession Remarks:** Flexible

<b>Kitchens:</b> 0 + 0 <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> < 700 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> <b>Drive:</b> None <b>Gar/Gar Spcs:</b> <b>Drive Park Spcs:</b> <b>Tot Prk Spcs:</b> <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Level, Part Cleared, Wooded/Treed	<b>Zoning:</b> Vacant Residential <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> N <b>Water:</b> None <b>Water Supply:</b> <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Oth Struct:</b>
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**Access to Property:** Year Round Municipal Road **Easements/Restrict:** Unknown

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Looking for a place to build your dream home? Look no further! Here is your chance to purchase approx. 2.3 acre vacant lot on Clear Lake Rd. The front of the the lot is lightly treed giving you a chance to keep the front of the lot more private, where as back portion of the lot has a large area already cleared by the present owner. There is Hydro at the road, making for easy connection. Close to Rideau Waterway System, public boat launches, marinas, hiking trails, the Opinicon restaurant and ice cream store and more. Call and book your showing today to see the true potential this property has to offer!					

**Extras:**

**Listing Contracted With:** RIDEAU REALTY LIMITED **Ph:** 613-272-5000