



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED , Brokerage  
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**Lot #1 HARRY SEELEY STREET, Elgin K0G 1E0**

ML#: 1403382



Status: **Active**  
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**  
 Munic: **RIDEAU LAKE**  
 Neigh Name: **RIDEAU LAKE**  
 Lot Size: **130 ' x 420 ' Irregular**  
 Zoning: **Residential**  
 Zoning Desc: **Residential**  
 SubDiv: **TBD**  
 Possession: **TBD**  
 Legal: **PT LT G PL 88 PT 2 28R7898 EXCEPT PT 1 28R13613 & PTS 1 & 2 28R13871 TOWNSHIP OF RIDEAU LAKES**

List Price: **\$104,900**  
 Type: **Acreage**  
 Sale/Lse: **Southwest**  
 Fronting: **Southwest**  
 # Acres: **1.250**  
 # Lots:

**Directions/Remarks**

Directions: **From Highway 15 at Elgin turn on the Perth St and then turn onto Harry Seeley Street. Follow to the end and the lots will be on the right hand side. Look for realtor signs.**

Public Remarks: **Lot #1 - Harry Seeley Street, Elgin. Great new opportunity for development of new vacant building lots on paved road in the quaint village of Elgin in the Township of Rideau Lakes. Multiple lots available and open to development options. These potential lots are subject to severance and the lot dimensions / sizes can be modified or adjusted as required. What a great place to build your new family or retirement home in such a wonderful community that has everything you need. Multiple schools including high school and elementary, great dining, grocery store, pharmacy, bank, parks and within minutes to many lakes including the historic Rideau System. Easy commute to both Kingston and Brockville. Be sure to check out the multimedia link for listing video and virtual fly over! No conveyance of any written signed offers prior to 1:00 pm on August 6th, 2024**

**Property Details**

Current Use:  
 Building Permit:  
 Develop Status:  
 Convenants:  
 Water Supply: **None**  
 Lot Improve:  
 Site Influences: **Acreage, No Rear Neighbours, Treed Lot**  
 Neigh Influences: **Highspeed Available, Paved Road, Recreation Nearby, Shopping Nearby**  
 Restrictions:

Road Surface:  
 Area:  
 Sewer: **None**  
 Power:

Lot Type: **Acreage**  
 Road Access:

**Other Property Information**

Taxes/Yr: **\$0.00 / 2024**  
 Assoc/POTL Fee: **\$0.00**  
 Assmt/Yr:  
 Survey/Yr:  
 Multimedia URL: <https://360panos.org/panos/0HarrySeeleyStreetc/>

**Office Information**

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