

	<b>PL21 Pine Glen Rd</b> <b>Rideau Lakes Ontario K0G 1E0</b> Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$300/2024		<b>List: \$70,000 For: Sale</b>							
	<b>Vacant Land</b> <b>Link:</b>		<b>Front On:</b> N <b>Acre:</b> .50-1.99	<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0						
	<b>Lot:</b> 395.93 x 197.96 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Pine Glen Rd. & Clear Lake Rd.									
<b>MLS#:</b> X12125066 <b>PIN#:</b> 442850110 <b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>Possession Remarks:</b> TBD										
<b>Kitchens:</b> <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> <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> <b>Drive:</b> <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>		<b>Zoning:</b> Vacant Residential <b>Cable TV:</b> N <b>Hydro:</b> N <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>						
<b>Waterfront:</b> None										
<table><tr><td><b>#</b></td><td><b>Room</b></td><td><b>Level</b></td><td><b>Length (ft)</b></td><td><b>Width (ft)</b></td><td><b>Description</b></td></tr></table>					<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
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<b>Client Remks:</b> Private, well treed 1.78 acre building lot 5 minutes from Chaffey's Lock and Hwy. 15. Very close to lakes and 5-minutes to a boat launch. Access to the property is via an unopened road allowance which the Township has given written approval for. There was an existing dwelling on the lot so at the very least a new Buyer is able to build on the existing footprint. Note: expanding from the existing footprint will require Township approval.										
<b>Extras:</b>										
<b>Listing Contracted With:</b> <u>RIDEAU REALTY LIMITED</u> <b>Ph:</b> 613-272-5000										