



Lot 3 Walnut Isle
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$1,101.56/2025

List: \$199,000 For: Sale

Vacant Land

Link:

Front On: S

Acre: 2-4.99

Rms:

Bedrooms: 0

Washrooms: 0

Lot: 360 x 640 Feet Irreg:

Dir/Cross St: Walnut Island - Sand Lake

MLS#: X12187978

PIN#: 442890461

Possession Remarks: TBD

Kitchens:

Fam Rm:

Basement:

Fireplace/Stv:

Heat:

A/C:

Central Vac: N

Apx Age:

Apx Sqft:

Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift:

Laundry Lev:

Phys Hdcap-Eqp:

Exterior:

Drive:

Gar/Gar Spcs:

Drive Park Spcs:

Tot Prk Spcs:

UFFI:

Pool:

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat: Waterfront

Zoning:

Cable TV: N

Hydro: A

Gas: N

Phone: A

Water: None

Water Supply:

Sewer: None

Spec Desig: Unknown

Farm/Agr:

Waterfront: Direct

Retirement:

Oth Struct:

Water Body Name: Sand Lake

Water Body Type: Lake

Water Frontage (M): 109.7

Water Features: Dock

Access to Property: By Water, Water Only

Docking Type: Private

Water View: Direct

Channel Name: Rideau System

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Hard Bottom, Natural

Shoreline Allowance: Owned

Alternative Power: None

Easements/Restrict: Unknown

Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
<p>Client Remks: Affordable waterfront property on Walnut Island on Sand Lake on the historic Rideau System. This building lot is water access with Sand Lake Marina only a couple of minute boat ride away. This approx. 2.5 acre lot with 360 + of shoreline and hydro available at the lot line provides a great opportunity to build your dream cottage. Majestic rock outcroppings and a beautiful forest are the back drop for this gorgeous property, the show stopper is the incredible lake views from multiple vantage points. The seller owns 2 adjacent lots that may potentially be purchased as well. On top of all this, included in this sale is a 1/22 shared ownership hydro easement separate 6.7 acre waterfront lot connecting to the 2.5 acre lot available for sale. Contact the listing realtor for further details. This is an affordable investment opportunity to own a beautiful waterfront lot on a stunning lake with the entire Rideau System at your disposal for wonderful boating, fishing, swimming and amazing family memories.</p> <p>Extras:</p> <p>Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000</p>					