



**Lot 3 Walnut Isle** **List: \$199,000 For: Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$1,101.56/2025

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

**Lot:** 360 x 640 Feet Irreg:  
**Dir/Cross St:** Walnut Island - Sand Lake

**MLS#:** X12187978 **PIN#:** 442890461  
**Possession Remarks:** 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> <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> Waterfront	<b>Zoning:</b> <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> None <b>Water Supply:</b> <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b>
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**Water Body Name:** Sand Lake **Shoreline:** Hard Bottom,Natural  
**Water Body Type:** Lake **Shoreline Allowance:** Owned  
**Water Frontage (M):** 109.7 **Alternative Power:** None  
**Water Features:** Dock **Easements/Restrict:** Unknown  
**Access to Property:** By Water,Water Only **Waterfront Accessory Bldgs:** Not Applicable  
**Docking Type:** Private  
**Water View:** Direct  
**Channel Name:** Rideau System  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> 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. <b>Extras:</b> <b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000					