

	PL4 Cedar Sands Rd Rideau Lakes Ontario K0E 1N0 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$309/2025		List: \$109,900 For: Sale							
	Vacant Land Link:		Front On: W Acre: .50-1.99	Rms: Bedrooms: 0 Washrooms: 0						
Lot: 435.81 x 0 Feet Irreg: Dir/Cross St: Short Point Rd. & Cedar Sands Rd. Directions: Short Point Rd. to Cedar Sands Rd.										
MLS#: X12399098 PIN#: 442820110 Possession Remarks: Flexible										
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Part Cleared		Zoning: Vacant Residential Cable TV: N Hydro: Y Gas: N Phone: N Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available						
Water Body Name: Lower Beverley Lake Water Body Type: Lake Topography: Flat,Level,Partially Cleared,Wooded/Treed Access to Property: Year Round Municipal Road Waterfront: Indirect										
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Discover the perfect place to build your dream home on this 1.4-acre vacant lot located on Cedar Sands Rdwy, just outside Lyndhurst. The building site is already cleared and comes with approvals in place from both Cataraqui Conservation Authority and Rideau Lakes Township for a single-family residence. With 200-amp hydro service already installed, you're one step closer to breaking ground. Enjoy deeded access to beautiful Lower Beverley Lake, offering swimming, boating, and fishing nearby. Centrally located with convenient access to Smiths Falls, Brockville, and Kingston, this property combines tranquility with accessibility. A recent survey, proposed building site, and grading plan are available to help make your vision a reality.										
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000										