




<b>Status</b> FOR SALE	<b>Green Bay RD</b>	Vacant Land , Residential
<b>Sale/Rent</b> For Sale		<b>List Price</b> \$69,900
<b>MLS #</b> K19000107	South Frontenac , ON K0H 1T0	<b>Sold Price</b>

	<b>Orig Price</b> \$69,900	<b>List Date</b> 1/8/2019	<b>DOM</b> 0
	<b>Sold Date</b>		
<b>Land Type</b> Deeded Land	<b>District</b> Frontenac County	<b>Sub District</b> 47 - Frontenac South	<b>Zoning</b> Rural (RU)
<b>Approx SqFt</b>	<b>Waterfront</b> No	<b>Fronting On</b>	<b>Taxes \$</b> \$393.52
<b>Zoning</b> Rural (RU)	<b>Lot Size</b> 701.30 x	<b>Tax Year</b> 2018	<b>PIN</b> 362400014
<b>Irregular</b> Yes	<b>Acres</b> 14.70	<b>Title</b> Freehold	<b>Possession</b> TBD
<b>Property Size</b> 10.0 - 49.99 Acres	<b>Access</b> Municipal Road	<b>Legal Description</b> PT LT 22 CON 6, BEDFORD PT 1, 13R4810; SOUTH FRONTENAC	

 
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**Virtual Tour**  
**Directions** Westport Road to Garrett Road, left on Green Bay Road, follow to sign (on left)

<b>Workable Acres</b>	<b>Association Fee</b>
<b>Acres Pasture</b>	<b>Road Maint Fee</b>
<b>Acres Treed/Bus</b>	<b>Annual Land Lease Fee</b>
<b>Acres Tilled</b>	
<b>Acres Fenced</b>	

**Water/Well** None  
**Sewer/Septic** None  
**Services**  
**Site Influences** Pond, Scenic View, Wetlands, Wooded Lot  
**Restrictions**  
**Documents**

<b>Water Name</b>	<b>WF Features</b>
<b>Waterfrontage (ft)</b>	
<b>Shoreline Rd Allow</b>	
<b>Waterfront Exposure</b>	<b>WF Features Other</b>
<b>Shoreline</b>	

**Chattel Included** TBD  
**Fixtures Excluded** TBD  
**Public Remarks** Vacant land parcel with views of Burns Pond, perfect for nature enthusiasts! The land is rugged, heavily treed and easily accessed off of Green Bay Road. The lot has over 700 feet of road frontage and is over 14 acres in size, with about half of this area comprised of wetlands from the pond. This property would be well suited for a recreational property and is located close to Bobs Lake and not far from Westport.

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<b>List Office</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE MAIN: +1 613-273-9595	<b>List Agent</b> TAMMY GURR <a href="mailto:tammygurr@rideau.net">tammygurr@rideau.net</a>
<b>Sign</b> Yes <a href="http://www.discoverroyallepage.ca">http://www.discoverroyallepage.ca</a>	