




Status FOR SALE		0 Upper Rideau DR		Vacant Land , Residential	
Sale/Rent For Sale				List Price \$78,500	
MLS # K19002863		Rideau Lakes , ON K0G 1X0		Sold Price	
	Orig Price \$78,500		List Date 5/8/2019		DOM 0
			Sold Date		
	Land Type Deeded Land		District Out of Area		
	Approx SqFt		Sub District 01 - Rideau-St. Lawrence		
Zoning Residential		Zoning Residential			
Lot Size 492.50 x		Waterfront No			
Irregular Yes		Fronting On South			
Acreage 4.60		Taxes \$ \$589.33			
Property Size 3.0 - 9.99 Acres		Tax Year 2019			
Access Private		PIN 442620130			
		Title Freehold			
		Possession TBA			
  Upper Rideau		Legal Description LT 9 PL 365; RIDEAU LAKES			
Virtual Tour					
Directions County Road 42 to Sunnyside Road to Upper Rideau Drive. Watch for sign.					
Workable Acres			Association Fee		
Acres Pasture			Road Maint Fee \$300.00		
Acres Treed/Bus			Annual Land Lease Fee		
Acres Tilled					
Acres Fenced					
Water/Well None					
Sewer/Septic None					
Services Garbage Pickup, High Speed Internet, Hydro, Telephone					
Site Influences Cleared, Hardwood Bush, Scenic View, Wooded Lot					
Restrictions					
Documents Subdivision Plan					
Water Name Upper Rideau			WF Features Dock		
Waterfrontage (ft) 492.55					
Shoreline Rd Allow			WF Features Other		
Waterfront Exposure North East					
Shoreline Rocky, Sandy					
Chattel Included shed, dock, outhouse					
Fixtures Excluded None (Vacant Land)					
Public Remarks Vacant land parcel with deeded access to Upper Rideau Lake. This private lot is located in Newport Village and is just over 4.6 acres in size, is heavily treed and has a rough lane-way in place, storage shed and a cleared area as a possible building site for your cottage or home. This parcel comes with part ownership in a waterfront lot with over 1,000 feet of level and clean shoreline on Upper Rideau Lake. The common waterfront land includes a beautiful beach area, a separate area for dogs and this lot purchase includes a large aluminum dock at the water. Dock your boat and enjoy access to all that the Rideau System has to offer. This private and peaceful setting is located less than 10 minutes from the Village of Westport or 1.5 hours to Ottawa. ---					
List Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE					
MAIN: +1 613-273-9595			List Agent TAMMY GURR		
			tammygurr@rideau.net		
Sign Yes http://www.discoverroyallepage.ca					

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