

Wow! Opportunity Knocks



**Hwy #2 & Shore Road
90 Acres \$264,200**

**1510 Shore Road (waterfront
with cabin) \$249,200**

MLS area: 611

MLS#: 04600728
04600732

LIST#: 90as
1510s

Total Package of Both Pieces: \$572,400

Features

LAND

- 90 acres
- 15 minutes to downtown
- Potential of severable parcels
- Heavily treed in areas
- Frontage on two municipal roads

COTTAGE

- 269 ft. waterfrontage
- One big room waterfront cottage
- 1 piece bathroom
- Woodstove, shed
- What a view!

Pretty As A Picture

NOTE: Please refer to map on page 5 for location from which photos were taken.



**Picture #1
Hwy #2 Looking West**



**Picture #2
Hwy #2 Looking East**



**Picture #3
Shore Road Looking South**



**Picture #4
Shore Road Looking North**

Wildlife Galore



Picture #5
Waterfront Lot Driveway



Picture #6
Mid Driveway Looking to Cabin



Picture #7
Mid Driveway to Shore Road



Picture #8
From Cabin Looking to Water



Picture #9
From Side of Cabin to Water



Picture #10
From Cabin Looking to Driveway

Cottage Interior



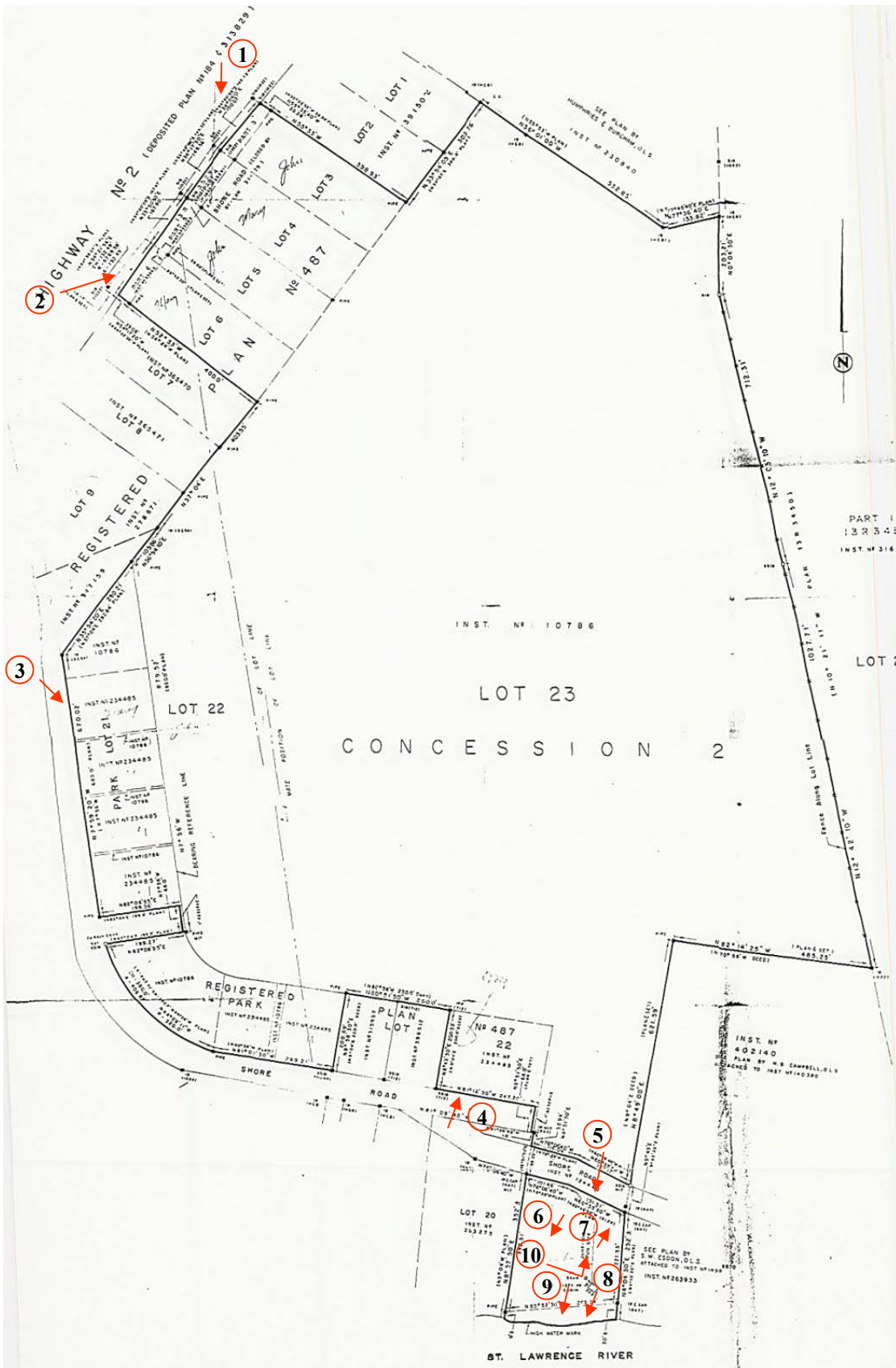
Cabin



Cabin Interior

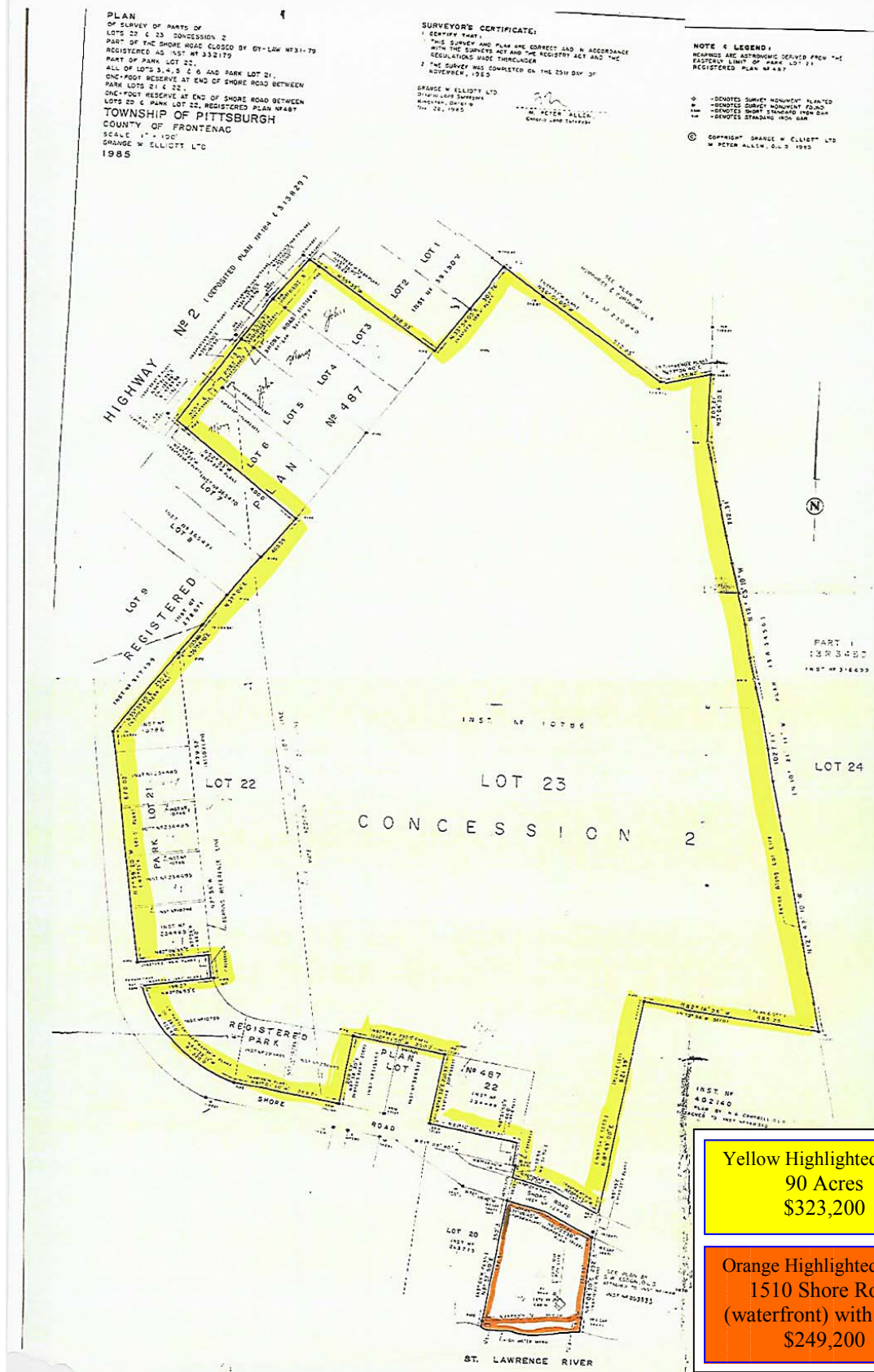


Photo Reference Map



Gardiners Rd. Kingston, Ont. K7P-1R7
 613-634-7653 fax 613-634-6199
 E-Mail: pattigray@realtyexecutives.com

Survey Layout



Yellow Highlighted Area:
 90 Acres
 \$323,200

Orange Highlighted Area:
 1510 Shore Road
 (waterfront) with cabin
 \$249,200



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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 Web: www.realtyexecutives.com, www.pattigray.com

Your Estate Awaits You!

RE-MLS 04600728

Status ACTIVE

Price \$323,200

RE-MLS 04600732

Status ACTIVE

Price \$249,200

Address: Hwy #2 & Shore Road

Legal: Pt Lt 22, 23 Conc 2 Prk Lt 22 Lt 3,4,5,6
Pk Lt 21

Owner: Crecent, Copeland & Karl Wedderburn,
John & Eltis Gordon

Lot: 90 Acres

Taxes: \$2030.97 / 02

Remarks: This property consists of ninety plus
or minus acres of mature trees and fronts on
both Hwy #2 East and Shore Road.

Directions: Hwy #2 East to Shore Road

Address: 1510 Shore Road

Legal: Pt Lt 23 Conc 2 WF

Owner: Crecent, Copeland & Karl Wedderburn,
John & Eltis Gordon

Lot: WF 269.24 x 342.51

Cottage: 16.2' x 20.2'
60amp
Toilet
Kitchen Sink
Woodstove

Remarks: Situated on the Bateau Channel, this
heavily treed waterfront lot has a small cottage
and floating dock.

Directions: Hwy #2 East to Shore Road to
#1510

www.pattigray.com

**Please take note that the ninety plus or minus acres of development
land must sell first or simultaneously to the waterfront property.**



Make Your Offer



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

**REALTY EXECUTIVES SOUTHEASTERN ONTARIO 1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: pattigray@realtyexecutives.com Web: www.realtyexecutives.com**

Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of *Agreement of Purchase and Sale*.

Buyers are advised to verify all features and details of the property before waiving conditions.

Buyers are advised to have an independent inspection completed and to draw their own conclusions prior to a firm *Agreement of Purchase and Sale*.

Buyers are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm *Agreement of Purchase and Sale*.

Buyers are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm *Agreement of Purchase and Sale*.

All measurements are approximate and should be verified by the Buyer.

It is highly recommended that all BUYERS be represented by a Buyers Agent and have signed a contract with that Agent.

**This Brochure can be viewed and printed from the web
www.pattigray.com**

Have A Nice Day !



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