

Lake Ontario Building Lot



221B Richmond St

\$ 287,200.

MLS area: 64

MLS#: 10601649

BG#: 221b

Features

- * 170 ft of Sand Beach
- * Limestone Retaining Wall
- * Single Car Detached Garage
- * Small Cottage
- * Brand New Septic
- * Shore Well

Small Cottage



REALTY
EXECUTIVES



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com
Web: www.pattigray.com

170 ft of Sand Beach



Limestone Retaining Walls



Detached Garage



Soothing Lakeview

MLS #: 10601649

Status: Active

Price: \$287,200

Address: 221B Richmond St	Municipality: Lennox & Addington South	
Legal: See Notes	Subdivision: Sandhurst Shores	Air Conditioning:
Owner:	MLS Area: 64	Central Vac:
Occupant: Vacant	Postal Code: K0H 1G0	TV Tower:
Lot Size: 177.46 x 161.39 x 178.48 x 180.69 ft		Exterior: Wood
Zoning: Res	Poss: Immediate	Floors:
Sq Ft: Below:	Side of Road: South	Basement: None
Taxes:\$1,408. Year: 2009	House Age: Old	Foundation:
Waterfront: Lake Ontario	Condo Fee: n/a	Basement Exit:
In Law Suite: No	Fee Includes: n/a	Water Softener:
Storage Shed: No Yard Fenced: No	Heating Cost:	Water Treat Equip:
# of Rooms:	Heat:	UV Light:
Bedrooms: Below:	Fuel:	Water Source: Shore Well
Bathrooms: Half Bath:	Oil Tank Date:	Well GPM:
High Efficient: No Heat Pump:	# Amps:	Sewage: Septic
Ensuite: No	Roof:	Tile Bed Age: 2009
Chattels:	Circuit Breakers:	Pool Type: n/a
	Hot Water Tank Rental:	Garage/Parking: 1 Car Detached Garage
	Hot Water Tank Fuel:	Driveway Width: Single
		Driveway Surface: Gravel

Directions: From Napanee take hwy #8 south to Hwy 21, continue south to Hwy 33 (Bath Rd), right to Sandhurst Shores left onto Richmond St.

From Kingston take hwy 33 west past Bath and hwy 21 to Sandhurst Shores left onto Richmond.

MLS Remarks:

This is one of the nicest waterfront building lots. All ready equipped with a new septic system ready for a 2800 sq ft home, shore well and a fantastic sand beach to enjoy, this Lake Ontario waterfront lot situated in Sandhurst Shores is a joy to behold. Property currently has a older cottage and an updated garage.

Notes: Legal Description: Lots 5 & 6 S side of George Dr, Part of George St and Part Lot 1 East Side of Richmond St Registered Plan 69 Subject to ROW.



Make Your Offer!



Listing Broker: Patti Gray / Broker of Record: Bob Bankosky

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario, Brokerage and the Seller. No liability for errors of any kind is assumed by the Seller or Realty Executives Southeastern Ontario.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyers are advised to

1. Read the brochure carefully and make their own enquiries.
2. Verify all features and details of the property.
3. Have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. Satisfy themselves as to the property setting as it pertains to:
 - 1) environmental issue's (noise, smell, view) hydro lines, airplane flight paths, railroad lines, major arterial roads, commercial developments, future developments, land fill sites, and quarries.
 - 2) surroundings ie: commercial buildings, community facilities, schools, day care centres, multiple units and group homes.
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well, have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment.
7. If the property has a septic system, have an independent inspection of the sewage disposal system and satisfy themselves as to the operation.

Before the waiving of conditions, making the agreement of purchase and sale firm agreement.

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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