

Land, Location & Lake



Lot 318.5 acres Walsh Rd

\$259,200

Original price: \$259,200

Perth Road

MLS area: 647

MLS#: 03604066

LIST#:318.5w

Features

- * **Spectacular Setting**
- * **Private Lake - 2.8 hectares surface area, 9.8m depth**
- * **Lake fish: pike, rock bass, small & large mouth bass, brown bull-head, walleye & yellow perch.**
- * **Reforested Land**
- * **2 Ponds**
- * **Twenty Minutes To Kingston**
- * **Make It Your Private Estate**

Pretty As A Picture



Road Entrance



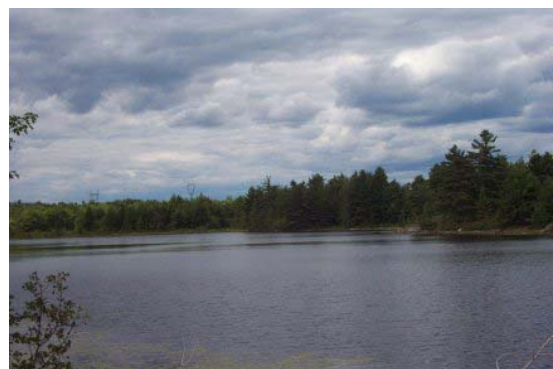
Drilled Well



Pond



Lacey Lake Fall 2002



Lacey Lake July 2003

Twenty Minutes to Kingston

RE-MLS 03604066

Status ACTIVE

Price \$259,200

Address: Walsh Road, Perth Road Postal Code:

Legal: Conc 7, Pt Lt20, Lot 21 Lacey Lake

District: South Frontenac

Side of Road:

Survey: Yes

Pplan:

Sellers Info Statement: Yes

Sign: Yes

Owner : Sara West

Lot: 318.5 acres

Taxes: \$1088.64 / 2003

Type: Vacant land

Sq Ft.: 318.5 acres

Age:

Occ.:

Poss.: TBA

Water: Drilled well

Site Influences: School

Topography: Softwood, 2 ponds

Water front: Lacey Lake

Remarks: Take a look at this exceptional package of 318.5 acres plus it's own private lake and 2 ponds only twenty minutes to Kingston. To find such a huge tract of pristine reforested land so close to town is an opportunity not to be missed.

Lake supports: Pike, rock bass, small & large mouth bass, brown bullheads, walleye and yellow perch.

Directions: Hwy 10 (Division St.) to Walsh Rd past Inverary, turn right on Walsh Rd to the end.

Uffi: NO

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CSO: 2.5%



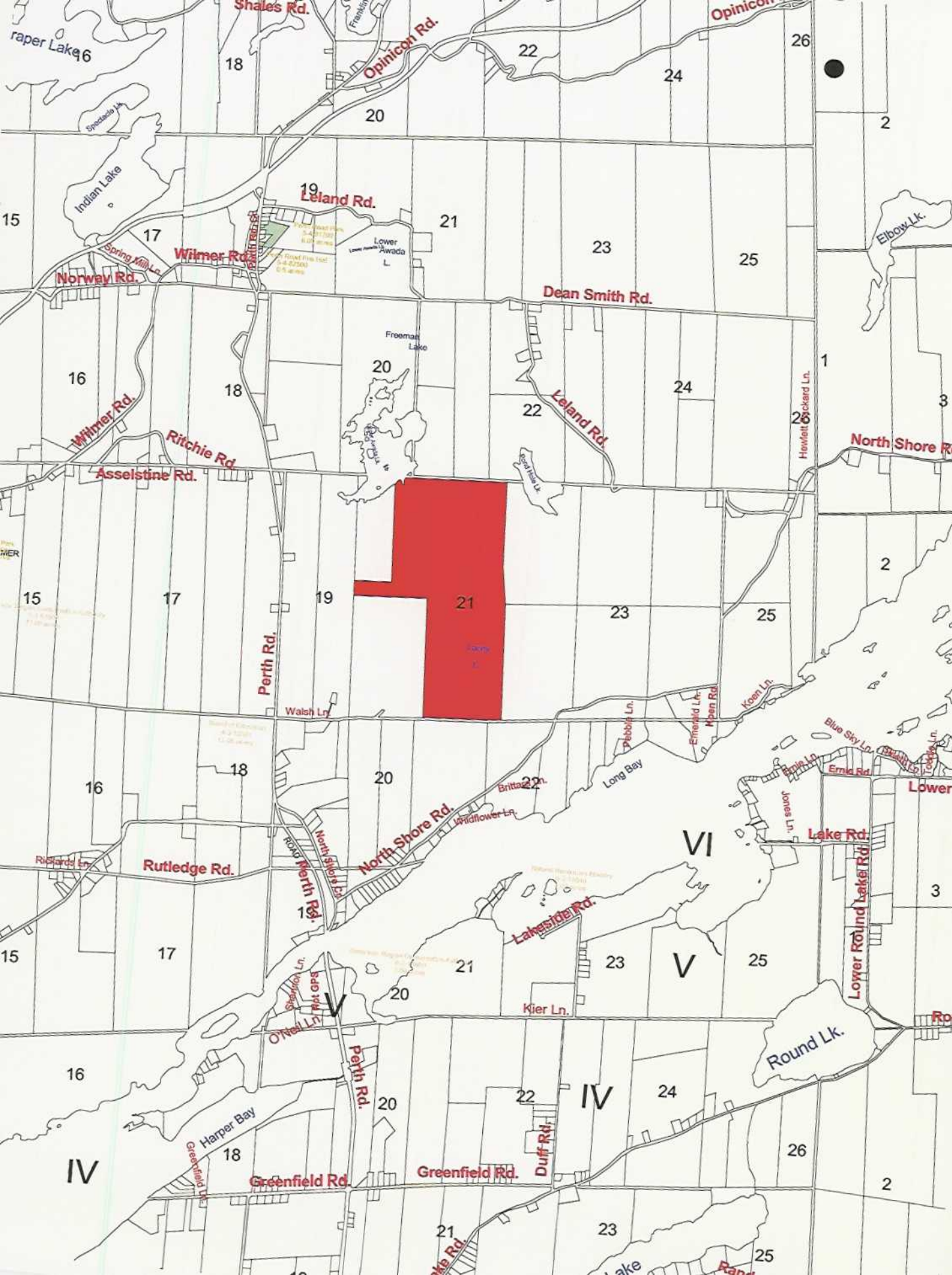
Peace and Tranquility



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

REALTY EXECUTIVES SOUTHEASTERN ONTARIO 1040 Gardiners Rd. Kingston, Ont. K7P-1R7
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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 .

Buyer's are advised to verify all features, and details of the property before waiving conditions.

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

Buyer's 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.

Buyer's 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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