



<b>Status</b> FOR SALE		<b>Lot 5; Part 1 0 Spithead Road</b>		Vacant Land , Residential	
<b>Sale/Rent</b> For Sale		Howe Island , ON K7G 2V6		<b>List Price</b> \$290,000	
<b>MLS #</b> K20001477				<b>Sold Price</b>	
	<b>Orig Price</b> \$290,000		<b>List Date</b> 3/16/2020		<b>DOM</b> 0
			<b>Sold Date</b>		<b>Expiry Date</b> 6/30/2020
	<b>Land Type</b> Deeded Land		<b>District</b> The Islands		
	<b>Approx SqFt</b>		<b>Sub District</b> 04 - The Islands		
<b>Zoning</b> Res		<b>Zoning</b> Res		<b>Waterfront</b> Yes	
<b>Lot Size</b> 150.00 x 513.9		<b>Fronting On</b> North			
<b>Irregular</b> No		<b>Taxes \$</b> \$1,336.27			
<b>Acreage</b> 1.50		<b>Tax Year</b> 2019			
<b>Property Size</b> 1.0 -2.99 Acres		<b>PIN</b> 363120652			
<b>Access</b> Municipal Road		<b>Title</b> Freehold			
		<b>Possession</b> TBD			
		<b>Legal Description</b> PART LOT 5, PLAN 375, PART 1, PLAN 13R8615			
<b>Virtual Tour</b>					
<b>Directions</b> Howe Island Ferry, then right onto Spithead Road					
<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>					
<b>Water/Well</b> None					
<b>Sewer/Septic</b> None					
<b>Services</b> Garbage PickUp, High Speed Internet, Hydro, School Bus Service, Telephone					
<b>Site Influences</b> Level, Partly Cleared, Scenic View					
<b>Restrictions</b>					
<b>Documents</b> Survey					
<b>Water Name</b> Bateau Channel St. Lawrence			<b>WF Features</b>		
<b>Waterfrontage (ft)</b> 127.95					
<b>Shoreline Rd Allow</b> Own			<b>WF Features Other</b>		
<b>Waterfront Exposure</b> North					
<b>Shoreline</b> Natural					
<b>Chattel Included</b> None					
<b>Fixtures Excluded</b> None					
<b>Public Remarks</b> Located on Spithead Road (Howe Island) this Waterfront lot offers 127.95 ft of clean waterfrontage. LOT is 150' x 513.9' and ready for you to build and enjoy the beautiful views of the Bateau Channel on the St. Lawrence River. Just minutes from Howe Island Ferry (2.0 km)					
<b>Realtor Remarks</b> Agents, for showings please call the office at (613) 507-3629 to reach the Duty Agent or email Office@pennyblake.com *** Buyers pay HST of the Purchase Price					
<b>Sellers Name</b> James Thomas Ellerton			<b>Sellers Name</b>		
<b>Co-Operating Broker Comm \$</b> \$0.00			<b>Co-Operating Broker Comm</b> 2.00 %		
<b>List Office</b> RE/MAX FINEST REALTY INC., BROKERAGE MAIN: +1 613-507-3629			<b>List Agent</b> PENNY BLAKE - MAIN: +1 613-507-3629 pblake@kos.net MAIN: +1 613-507-3629		
<b>Sign</b> Yes					

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association, assumes no responsibility for its accuracy.

