

WELCOME TO 0 COUNTY ROAD 2 W, BROCKVILLE



\$299,900

16 ACRE TREED LOT

- Private lot conveniently located minutes west of Brockville
- Close to the St. Lawrence River across from Anchorage Bay
- Cleared, level building site
- Well, septic and driveway installed and ready for your dream home
- Hydro available at lot entrance



PLEASE CONTACT (613) 802-2747
OR MEYRE@SUTTON.COM

DETAILS

- Lot Size: 325' x 2135' irregular
- Property Type: Residential
- Zoning: RU Rural
- Possession: TBD
- Water: Well
- Sewer: Septic tank
- Hydro: Hydro One Available
- 2021 Taxes: \$1,376.80



BRINGING POWER TO THE SITE

Current owners have the following quotes as of February 2022:

- 570 ft (173 m) of underground trenching by Miller Excavating - \$7,113.35
- UPL contractors laying the cable - \$5,190.00
- Additional fees for Hydro One hookup or transformer - \$3,000.00

Total = \$7,113.35 + \$5,190 + \$3,000

= \$15,303.35 INCLUDING HST

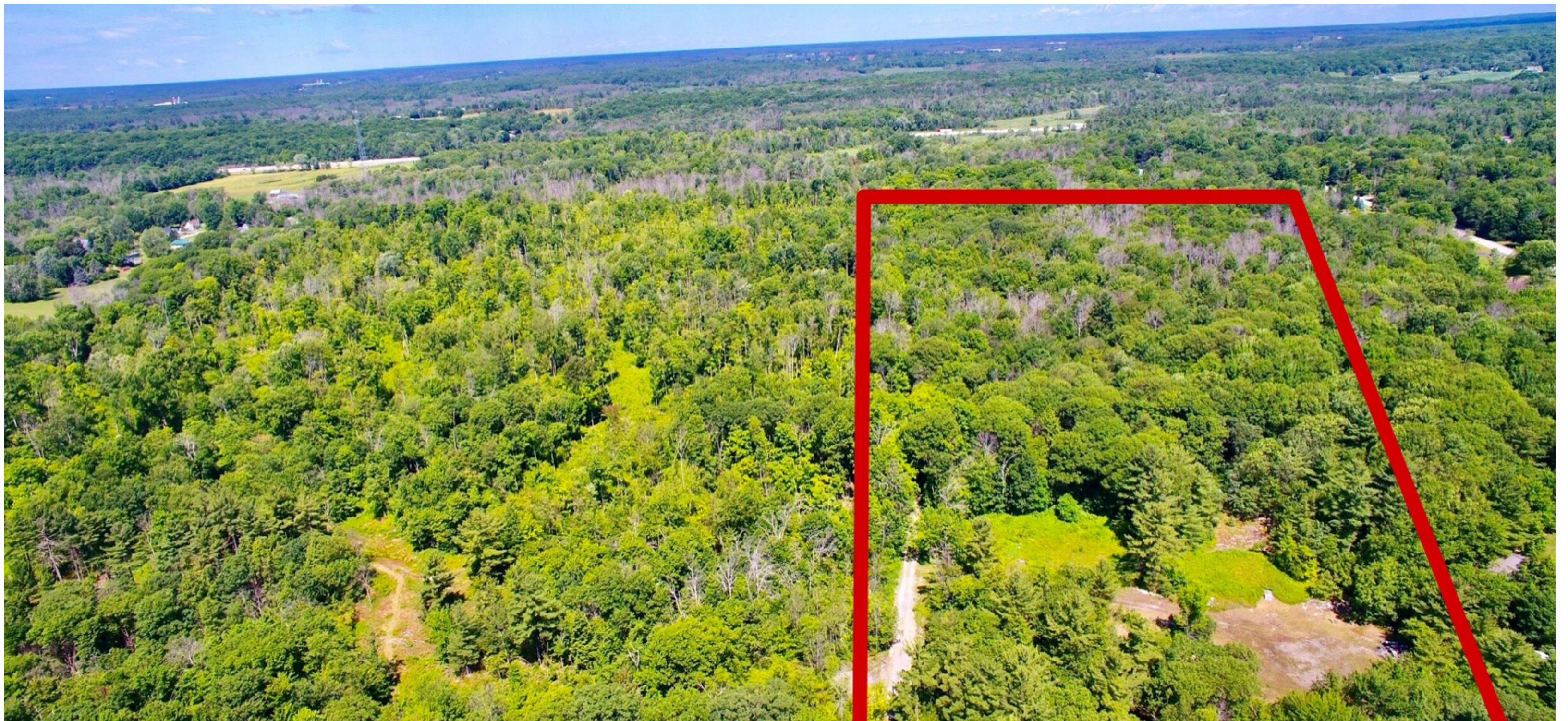
This information is believed to be the most cost effective way to bring power to the building site. All prices are estimates and may be subject to change.

LEGAL DESCRIPTION

PT LT 27 CON 1 ELIZABETHTOWN PT 1 TO 3 28R6714; S/T LR209300 TOWNSHIP OF ELIZABETHTOWN-KITLEY

0 COUNTY ROAD 2 WEST

\$299,900



16 ACRE PRIVATE BUILDING LOT

This scenic lot is conveniently located minutes West of Brockville, by Anchorage Bay and the St. Lawrence River. The mature trees offer privacy that is difficult to come by in the city. Nature, and outdoor recreation await at your back door. This spacious lot provides a rare opportunity to build the home of your dreams in an ideal setting. The well, septic, and driveway are already in place, and the building site has been cleared. Get started on your dream project right away!

Don't miss out on this exciting opportunity! Contact Matthew Eyre Sales Representative, Sutton Essential Realty today for more information.

★ BUILDING SITE



The information in this brochure is intended for general purposes only. All information received from the seller by the listing brokerage is believed accurate but not warranted.