

\$650,000 - 1075 River Road, North Grenville

MLS® #X12402429

\$650,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 275.00 Acres

803 - North Grenville Twp (Kemptville South),
North Grenville, Ontario

2.3 ACRE WATERFRONT VACANT LOT INCLUDING DOCK SYSTEM - A rare opportunity to create your dream home on a spectacular, build-ready lot with over 275 ft. of water frontage on the picturesque Rideau River. High, dry, cleared, and level, this property is as build-ready as it gets, surrounded by neighbouring luxury homes and offering the perfect setting for a private estate with unparalleled water views. Conveniently located a short 30-minute commute to Ottawa, less than 3 hours to the GTA, and minutes to Kemptville or Merrickville amenities. Many recent improvements make this lot stand out: tree clearing completed, entrance culvert installed, geotechnical report and topographical survey completed; bell fibre & hydro service installed, a new main electrical panel with shore power system (\$20k), plus a brand-new dock and stair system is underway (excavation, materials, and installation all prepaid/included for: water access stairs, a 6x6 dock landing, a 4x12 dock ramp, 8x20 floating dock, and floating single sea doo dock (\$40k)) - providing safe and convenient waterfront access. Bring your own house plans and builder, or benefit from existing draft designs. The direct waterfront setting is ideal for boating, fishing, swimming, or simply enjoying the peaceful natural surroundings. Located on the main channel of the Rideau River, within the longest lock-free stretch of the entire historic Rideau Canal Waterway,



extending from Burritt's Rapids to Manotick.
Minutes to the award-winning eQuinelle Golf Course. A perfect canvas to bring your retreat to life. Please do not walk the lot without a showing. Minimum 24-hour irrevocable on all offers. HST included! (id:6289)

Essential Information

Listing #	X12402429
Price	\$650,000
Bathrooms	0.00
Acres	275.00
Type	Vacant Land

Community Information

Address	1075 River Road
Subdivision	803 - North Grenville Twp (Kemptville South)
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Waterway, Open space, Flat site, Dry
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 25th, 2025 at 2:31am PDT