

\$949,000 - P.lot22 Concession 1 Street, South Glengarry

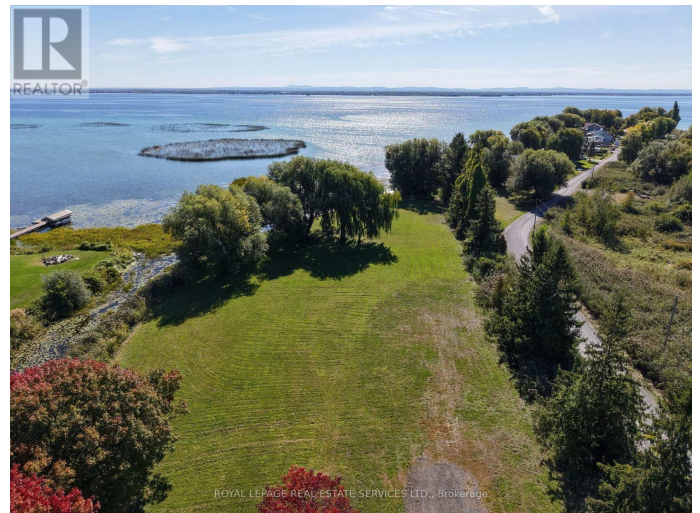
MLS® #X12404421

\$949,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

722 - Lancaster, South Glengarry, Ontario

Exceptional 8.92-acre semi-wooded waterfront property on Lake St. Francis in the Township of South Glengarry, offering 353 feet of direct lake frontage and an additional 1,500 feet of private canal shared with only two neighbouring properties. The land is fully prepared for construction, non-flooded, and features an 850-foot sea wall already in place. It allows for the construction of two independent intergenerational homes on a non-divisible lot. The property stretches approximately 900 feet from the service road at a width of 100 feet, expanding to 235 feet wide and 1,270 feet long as it approaches the lake. A private entrance, located 1,600 feet from the service road via 78th Avenue or Nadeaus Point, ensures maximum privacy. Docks can remain in the water year-round, and the municipality maintains snow removal on the private driveway for just \$300 per year. This rare piece of land offers unobstructed views facing the Adirondack Mountains and is ideally situated only 35 minutes from Montreals West Island just off the first Ontario exit past the Quebec border. All services are available and the property is ready for immediate development. (id:6289)



Essential Information

Listing #	X12404421
Price	\$949,000

Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	P.lot22 Concession 1 Street
Subdivision	722 - Lancaster
City	South Glengarry
Province	Ontario
Postal Code	K0C1E0

Amenities

Utilities	Cable, Electricity, Electricity Available, Telephone
Features	Irregular lot size
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	175 x 2250 FT ; L-SHAPED 5 - 9.99 acres
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Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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