

*Peace and tranquility can be found at this lot on Maple Lawn Drive!*

*Incredible location to build your dream home on this 2.07+/- acre lot with 200+/- feet of frontage, a scenic atmosphere, trees lining the rear of the property, and sitting near the end of a quiet cul-de-sac. Only 3.3 km to Highway 401 or 9 km to downtown Kingston. Level grade lot with a drilled well on-site and natural gas and hydro available. Become a member of The Mountain Bike Club of Kingston to access adjacent 5.7 km mountain bike trail.*

**VACANT RESIDENTIAL LAND**

**— CLICK HERE FOR VIDEO —**



**Liz Glenday**  
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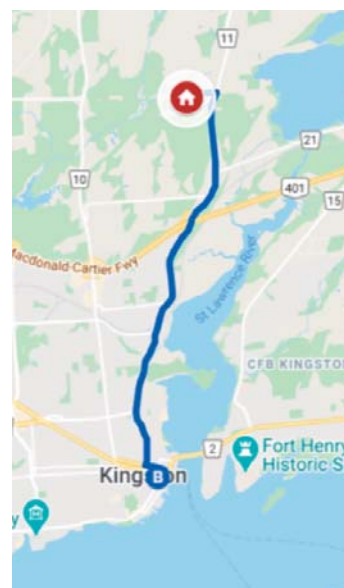
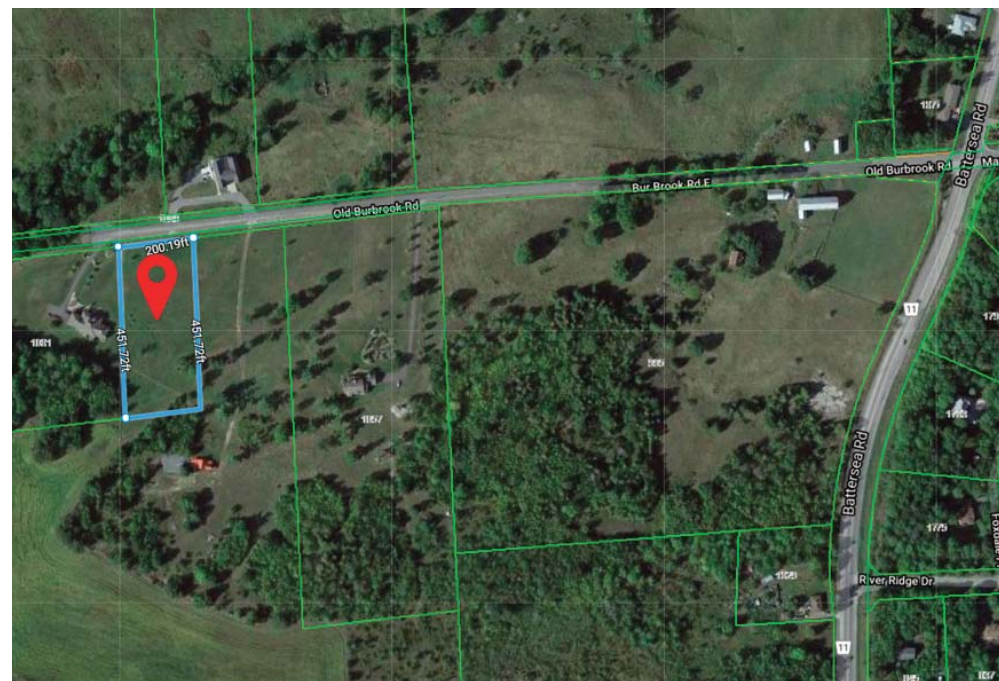
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# 0 Maple Lawn Drive | Kingston, ON

FOR SALE

## Property Details

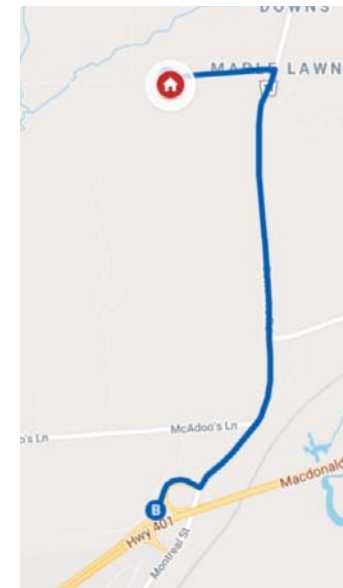
Property Size	2.07+/- acres
Frontage/Depth	200.1+/- ft frontage on the south side of Maple Lawn Drive; 450+/- ft depth
Asking Price	\$279,000.00
HST	HST is applicable and in addition to sale price
Realty Taxes	\$1,667.72 (2020)
Services Available	<ul style="list-style-type: none"><li>- Drilled well on-site</li><li>- Hydro &amp; Gas available</li><li>- Telephone, cell service, school bus service and garbage pick-up</li></ul>
Documents on File	<ul style="list-style-type: none"><li>- Survey</li><li>- Well record</li><li>- Restrictive Covenants (see Listing representative)</li></ul>
Zoning	A2 (General Agricultural Zone) - By-law 76-26, allowing for but not limited to: <ul style="list-style-type: none"><li>• an accessory dwelling house</li><li>• a converted dwelling house</li><li>• a single-family dwelling house</li></ul>
Official Plan	Land Use Designation - Rural (RU)
Legal Description	Part Lot 31 Concession 4 Kingston Part 2 13R16568 City of Kingston
PIN	363240530
Directions/Location	Battersea Road north and turn left onto Maple Lawn Drive (formally known as Old Burbrook Rd), the lot is located approximately 0.6 km down the road on the south side of Maple Lawn Drive between 1065 Maple Lawn Dr and 1081 Maple Lawn Drive.



Only 9 km  
to Downtown  
Kingston!



Only 3.3 km  
north of Hwy  
401 exit 619!

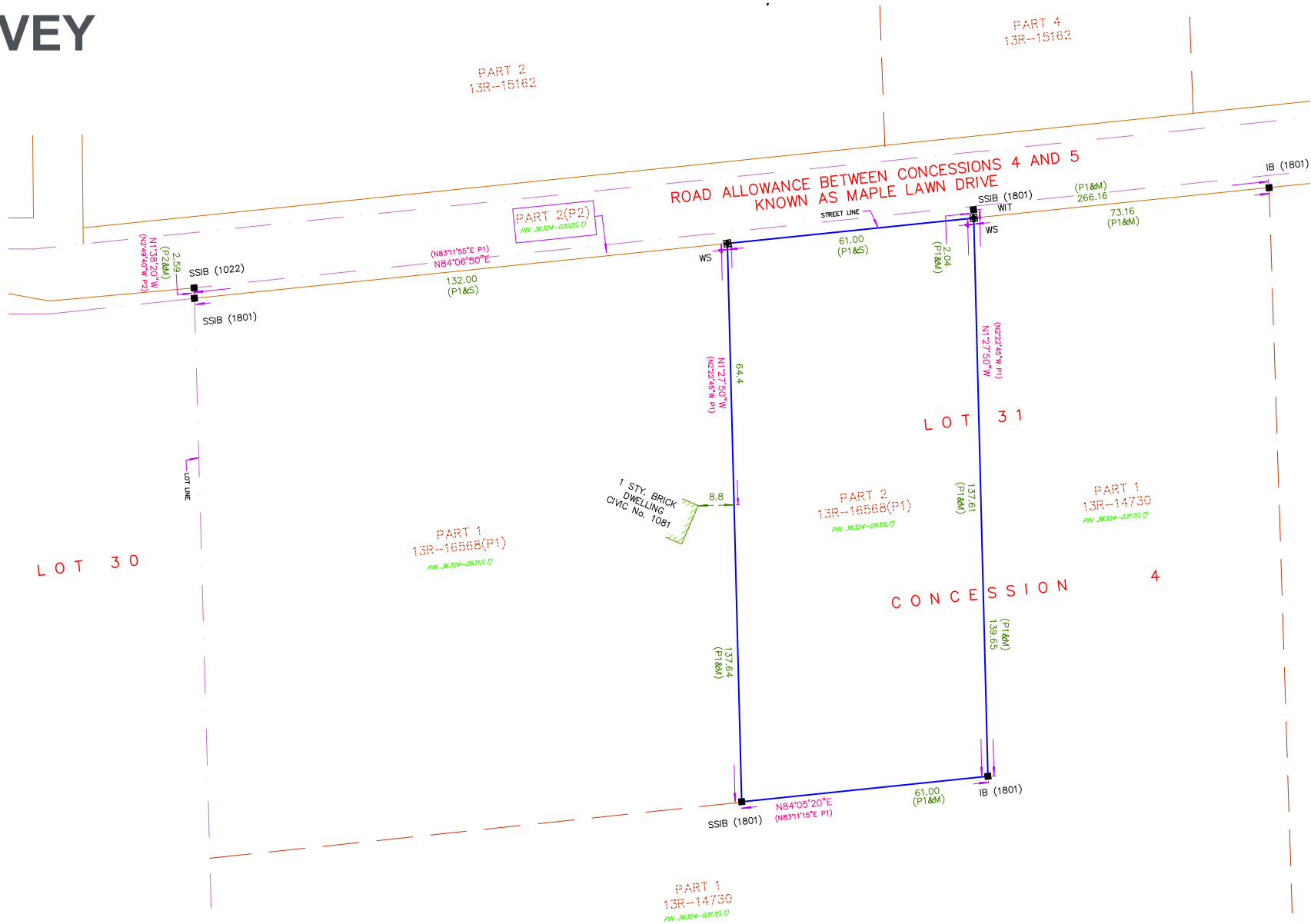


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## SURVEY



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