



**THE WATERFRONT COMPANY™ PRESENTS**

**Ardoch Lake  
Development**

**Ardoch Lake  
5026B Ardoch Road, Ardoch  
\$2,500,000.00**

**Joel@LakeDistrictRealty.com  
MLS® 40517867**



LOT SIZE	TAXES	WATER FRONTAGE	ZONING	ACCESS	SURVEY
≈ 272 Acres	\$6197.22/2023	≈ 2km	LSW & LSR	Municipal Road	Not on File

Ardoch Lake, Ardoch ON; welcome to this very rare offering of 272 acres with approx. 6500 feet of shoreline on beautiful clear waters of this spring fed lake. Property fronts on municipal hard surfaces road and features everything from beautiful maple sugar bush, level cedar tree areas at the water to tall White Pines. This is a fantastic holding property for someone looking to build their lakefront estate or take over what has been years in the making - A 23 lot lakefront development consisting of 15 lakefront lots and 8 interior lots. Many studies have been completed; wells drilled to get this property to draft plan approval. Fantastic opportunity for someone with developmental experience - Great potential ROI. Currently there is an older usable cabin sitting by the waters edge. Great place to rehab and use as home base while things progress.

<b>DIRECTIONS</b>	From Sharbot Lake head North on Road 38, left onto Highway 7, right onto Road 509, left onto Ardoch Road.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PT LT 22-23 CON 1 CLARENDON; PT LT 22-23 CON 2 CLARENDON; PT LT 21-22 CON NORTHEAST RANGE CLARENDON; PT RDAL BTN CON NOTHEAST RANGE AND CON SOUTHEAST RANGE CLARENDON CLOSED BY FR367996; PT LT 21 CON SOUTHEAST RANGE CLARENDON PTS 1-12, 13R18450 S/T FR754055; NORTH FRONTENAC
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gray <span style="float: right;"><b>SB COMM 2%</b></span>

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.



Lake District Realty  
CORPORATION, BROKERAGE

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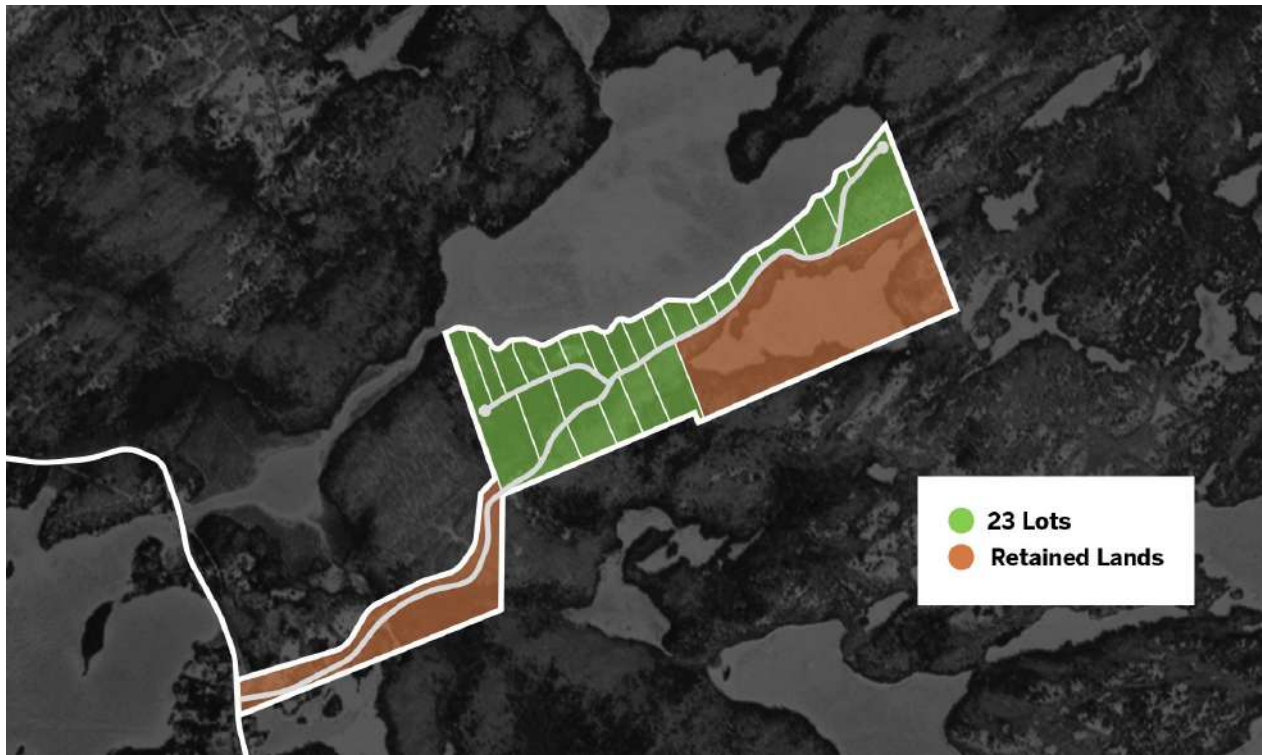
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## Satellite Image



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