GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 813 Pierce's Lane, a beautiful four-season waterfront property offering peaceful living on Pierce's Flow with direct access to Whitefish Lake and the Rideau Canal system. Located on a quiet, well-maintained road with year-round neighbours, this three-bedroom, two-bathroom home offers stunning water views and an ideal setting for enjoying nature in every season.

Outdoor enthusiasts will appreciate the endless recreational opportunities right at your doorstep, including boating, canoeing, paddle boarding, skating, ice fishing, snowmobiling, cross-country skiing and snowshoeing. Nearby trails, including the Rock Dunder Nature Reserve, provide even more opportunities to explore the surrounding area.

Inside, the home features two wood-burning fireplaces, adding warmth and character throughout the seasons. The double attached garage includes a spacious loft with plenty of potential for additional living space, storage or a hobby area. A large shed/workshop with its own wood burning fireplace also offers excellent space and opportunity to create something truly special.

Conveniently located less than 30 minutes from Gananoque and within approximately 50 minutes of downtown Kingston, Smiths Falls and Brockville, with downtown Ottawa just over 90 minutes away. The property is also close to the villages of Seeley's Bay, Lyndhurst and Elgin, is situated on a school bus route, and has access to high-speed Wi-Fi, making working from home easy.

PROPERTY DETAILS

ADDRESS: 813 Pierces Lane, Lyndhurst ON K0E 1N0
TYPE: Detached Single Family
LEGAL DESCRIPTION: PT LT 8 CON 9 LEEDS PT 5 R141; T/W LR373975 (FIRSTLY); LEEDS/THOUSAND ISLANDS

SQ. FT:	1,318 above grade, 774 below grade (floorplan).
BEDROOMS:	3 bedrooms; 1 on main floor, 2 upstairs.
BATHS:	2 bathrooms; 4 piece on main floor, 2 piece upstairs.
LAUNDRY:	In basement.
BASEMENT:	Unfinished.
AGE:	27 YO (1999) (MPAC).
ELECTRICAL:	200 AMP Breaker Panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Laminate, tile, carpet, vinyl.
CEILINGS:	Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Gravel driveway.
GARAGE:	Double attached with large loft and 3 garage doors.
LOT SIZE:	86' X 188.05' (GEO)
ZONING:	Shoreline Residential Special Exception 18 'RS-18' zone and Floodplain 'FP' zone.

PROPERTY DETAILS *continued*

TAXES:	$3,944 (2025) (MPAC).
ROLL #:	081281603006306
PIN #:	442920213
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air, propane.
COOLING:	Central Air.
COSTS:	Annual Association fee of $800 for road maintenance/snowplowing.
RENTALS:	Propane tanks.
WATER:	Well.
WASTE:	Septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Lakefront, mature trees, open backyard.
INCLUSIONS:	Fridge, stove, microwave, washer, dryer, dishwasher.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit **gogordons.com** for:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team.
Every detail.



FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.
UNDER ONE ROOF.®

GORDONS®
REAL ESTATE BROKERAGE

1-800-267-2206 gogordons.com