

Pt Lt 7-8 Notre Dame St, South Frontenac

NEW FOR SALE \$2,250,000 For Sale

South Frontenac, Frontenac, Ontario K0H 1V0

TAXES \$994.89 (2024) Annual

RE/MAX RISE EXECUTIVES, BROKERAGE

X12223388

Land	63 Acres	Residential	Designated	0
TYPE	TOTAL AREA	USE	CATEGORY	DOM



CLIENT REMARKS

Prime Development Opportunity within the Hamlet Designation of Harrowsmith, featuring approximately 850 feet of frontage along Notre Dame Street. The site is directly adjacent to Centennial Park and recreational facilities, and backs onto the K&P Trail - part of the broader Cataraqui and Rideau Trail system - exceptional lifestyle amenities for a residential development. Just 17km to the Hwy 401 & 38 interchange and minutes from Kingston, this location offers both rural charm and urban convenience. The property lies within a defined Settlement Area under the South Frontenac Official Plan, which states: "It is the intent of the Township that these Settlement Areas will be the focus of a significant portion of new residential and non-residential development." Subject to municipal and planning approvals, the site represents an opportunity for a residential draft plan of subdivision. The combination of proximity to Kingston, adjacent parkland, trail access, and highway connectivity-set within a community.

LISTING INFORMATION

PIN#	361390349	POSSESSION	TBD
TAXES	\$994.89 (2024) Annual	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PT LT 7-8 CON 5 PORTLAND; PT LT A BLK G, County of South Frontenac	INFO STATEMENT	
STATUS	Available		

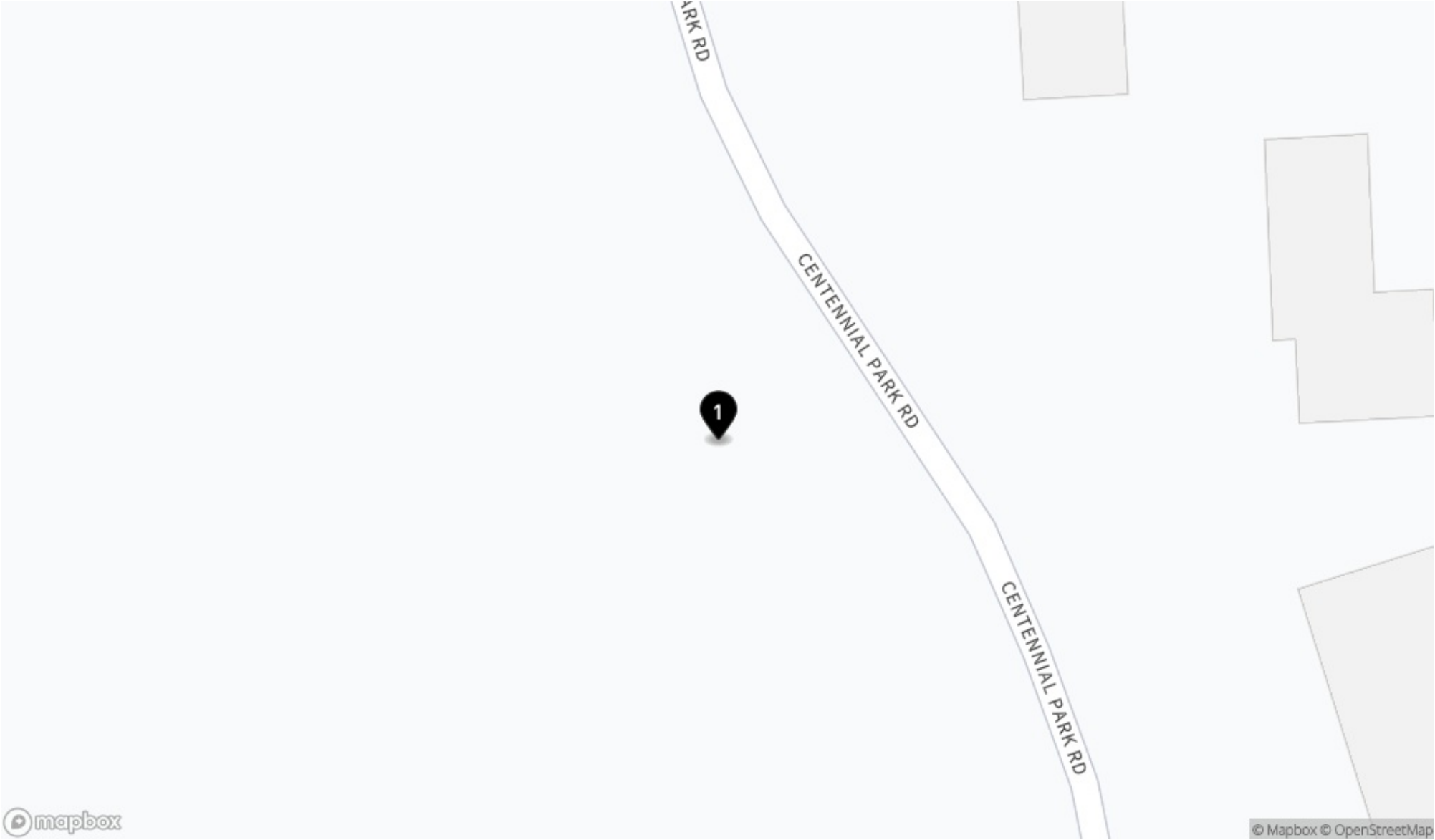
PROPERTY INFORMATION

LOT SIZE	850 x 177 Feet
LOT SHAPE	Irregular
LOT SIZE SOURCE	Survey
LOT CODE	Lot
DIR/CROSS ST	Colebrook Rd
ZONING	RU - OP Hamlet
HST APPLICABLE TO	In Addition To
SALE PRICE	
LOT IRREGULARITIES	Lot Size Irregular
AREA	Frontenac
MUNICIPALITY	South Frontenac

WASHROOMS	0
WATER	None
SEWERS	None
UTILITIES	N
AREA INFLUENCES	

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1	NEW Pt Lt 7-8 Notre Dame St South Frontenac		\$2,250,000		Land+	0	0						6/16/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12223388

AVERAGES

	MEAN	MEDIAN
PRICE	\$2,250,000	\$2,250,000