

**Lot 75 LOGGERS WAY, Ottawa, Ontario K7S 3G8**

**\$149,900**



Status: **Active**  
Dist/Neigh: **9401- Fitzroy** Type: **Waterfront Lot**  
Munic: **West Carleton Twp** Sale/Lse:  
Neigh Name: **Waterfront Ottawa River** Fronting: **North**  
Lot Size: **100 ' x 159.3 '** # Acres: **0.510**  
Zoning: Zoning Desc: **Residential**  
SubDiv: **1**  
Legal: **PT LT F CON BF FITZROY PT 75, 5R27; S/T & T/W FY14338, CT128944, CT240067; WEST CARLETON**

Directions/Remarks

Directions: Hwy 417 Westbound, Exit on Kinburn Side Road turning right, turn left on old Highway 17, right on Galetta Side Road, left on Loggers to the near end of the cul-de-sac

Public Remarks: **WATERFRONT LOT! Scenic 100' lot on the Ottawa River ready for your dream home in Vydon Acres which is part of the rural city of Ottawa with all year round access and services! Vydon Acres is a tranquil wooded area with permanent homes on and off the Ottawa River set off the beaten path. The Morris Island Conservation Area located nearby off of Morris Island Drive offers lovely nature trails through the protected forest along the Ottawa River. This Loggers Way lot is located near the end of the cul-de-sac and has the culvert and laneway already installed. Tremendous views of the decommissioned railway truss bridge spanning the river is mesmerizing plus the stunning sunsets to end your day in total relaxation really makes this a perfect spot & setting for you and your new home!**

Property Details

Current Use: **Residential** Lot Type: **Waterfront Lot**  
Building Permit: Road Surface: **Asphalt** Road Access: **City Street**  
Develop Status: **Finished Lot** Area: **Vydon Acres**  
Convenants: **None**  
Water Supply: **None** Sewer: **Other (See Remarks)** Power:  
Lot Improve: **Gutter**  
Site Influences: **Cul-De-Sac, Riverfront, School Bus, Waterfront, Wooded Area**  
Neigh Influences: **Golf Nearby, Highspeed Available, Recreation Nearby**  
Restrictions:

Other Property Information

Taxes/Yr: **\$1,443.00/2018**  
Survey: **Yes**


Office Information

List Office #1: **John Roberts, Broker 613-832-0902 RE/MAX HALLMARK REALTY GROUP, Brokerage**

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4 August 2015 6:24 AM  
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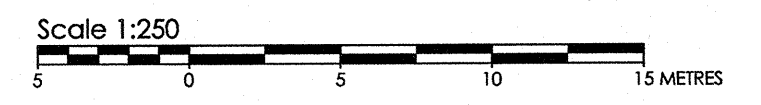
ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**1937194**



THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
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 Regulation 1026, Section 29(3)

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PLAN OF SURVEY OF  
**PART OF BLOCK F  
 GORE ON THE CHAUDIERE  
 GEOGRAPHIC TOWNSHIP OF FITZROY  
 CITY OF OTTAWA**



**METRIC CONVERSION**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**GRID SCALE CONVERSION**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE  
 COMBINED SCALE FACTOR OF 0.99985.

**BEARING NOTE**  
 BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CAN-NET VRS  
 NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' WEST  
 LONGITUDE OF THE 3° MTM ONTARIO COORDINATE SYSTEM, NAD83 (ORIGINAL)  
 ZONE 9.

**ELEVATION NOTE**  
 ELEVATIONS ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM  
 MONUMENT NO. 1792 HAVING AN ELEVATION OF 76.946m.

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING  
 THE CAN-NET VIRTUAL REFERENCE STATION NETWORK:  
 3° MTM ZONE 9, NAD83 (CSRS).  
 COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
(A)	5035927.74	321445.11
(B)	5036010.17	321445.61

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS  
 OR BOUNDARIES SHOWN ON THIS PLAN.

**SURVEYOR'S CERTIFICATE**

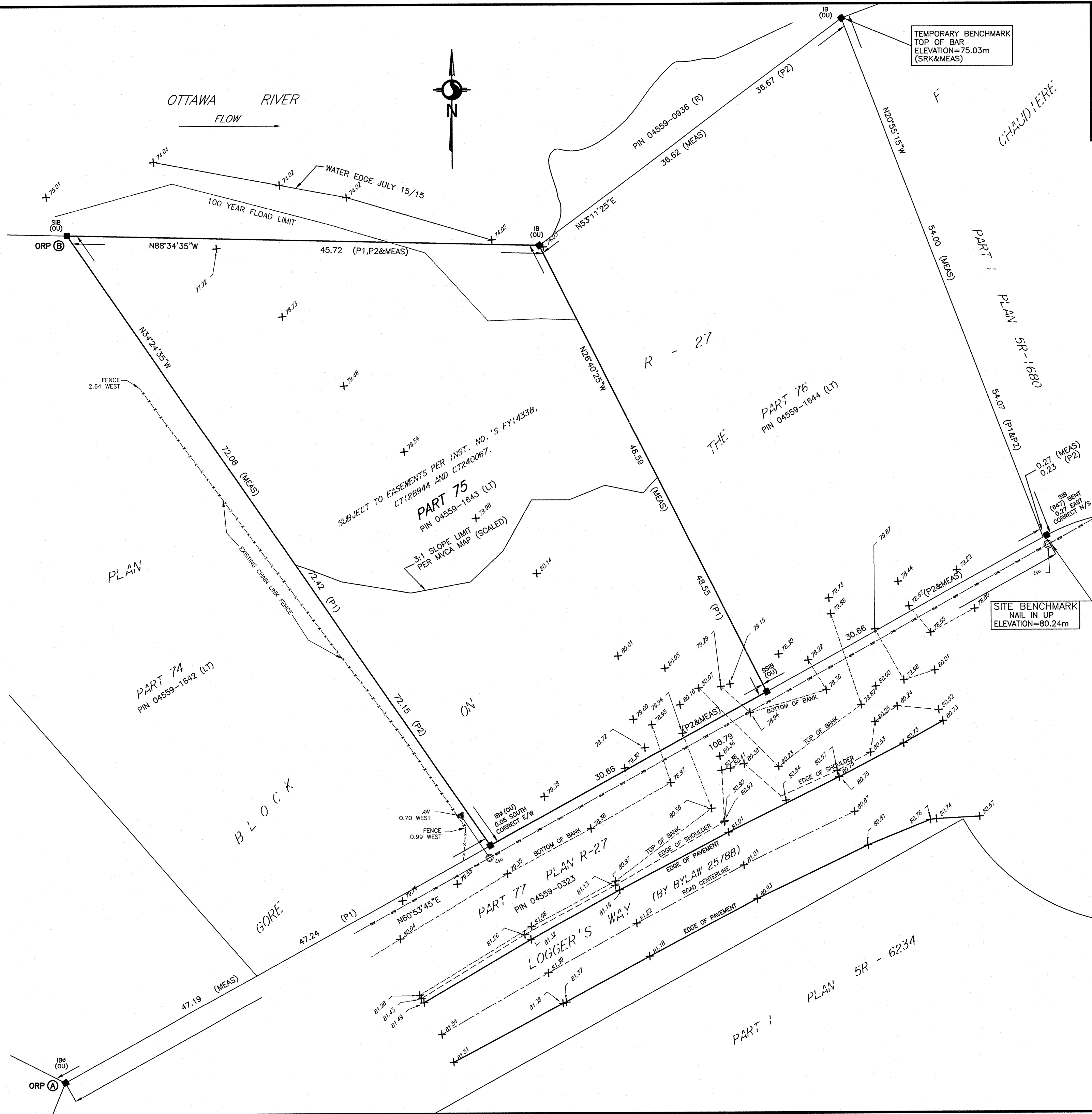
I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
 ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS  
 MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JULY, 2015.

Jan 30/15  
 DATE

T. HARTWICK  
 ONTARIO LAND SURVEYOR

**LEGEND**

Symbol	Denotes	Found Monuments
■	"	SET MONUMENTS
□	"	IRON BAR
IB (OU)	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN R-27
P2	"	SURVEYOR'S REAL PROPERTY REPORT BY SURY, ROWE AND KASPRZAK LTD DATED JULY 21/93
N/S	"	NORTH/SOUTH
E/W	"	EAST/WEST
AN	"	ANCHOR
SRK	"	SURY, ROWE AND KASPRZAK LTD.



**Stantec Geomatics Ltd.**  
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 stantec.com

DRAWN: CEC CHECKED: BL PM: TH FIELD: CA PROJECT No.: 161613367-115