

# \$99,000 - 0 Bowery Street, Elizabethtown-Kitley

MLS® #X12377410

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 130.00 Acres

811 - Elizabethtown Kitley (Old Kitley) Twp,  
Elizabethtown-Kitley, Ontario

Two adjacent vacant residential parcels sit just off Bowery Rd. in the heart of Lyn, Elizabethtown-Kitley. Separated by an unmaintained road allowance, they offer a rare opportunity to build on your own lot or hold both for future subdivision. Each has its own Property Identification Number and assessment roll. Lot Details: Lot A: 129 ft. frontage on Bowery Rd.; Level terrain, well-drained, hydro at roadside - Lot B: No direct frontage on a maintained road; Access via unmaintained Bowery Rd allowance, Similar topography and services within meters; Zoning: Rural residential; Servicing: Hydro and telecom available at Bowery Rd. Positioned in the quaint village of Lyn, these lots are a five-minute drive to Brockville's full suite of amenities (approx. 8 km south on Hwy. 2). Kingston is a 50-minute drive via the 401, while Ottawa lies roughly 95 km northeast (about an hour on Hwy. 15 and Hwy. 417). Local roads offer seamless access to the Thousand Islands Parkway, perfect for weekend escapes. Lyn amenities include: Elizabethtown-Kitley Public Library Lyn Branch just minutes away; Local elementary school in Elizabethtown-Kitley township; Church and community hall hosting year-round events; Lyn Valley Conservation Area (9 Lyn Valley Rd.) featuring hiking trails, picnic spots and a spring-fed swimming; Easy access to the St. Lawrence River waterfront for boating, fishing and cycling. This is a great country setting.



Seize this rare two-lot offering in Lyn's historic village core. Seller is willing to offer a Vendor Take Back (VTB) mortgage of up to \$40,000, providing flexible financing options for qualified buyers. (id:6289)

**Essential Information**

|           |             |
|-----------|-------------|
| Listing # | X12377410   |
| Price     | \$99,000    |
| Bathrooms | 0.00        |
| Acres     | 130.00      |
| Type      | Vacant Land |

**Community Information**

|             |                                             |
|-------------|---------------------------------------------|
| Address     | 0 Bowery Street                             |
| Subdivision | 811 - Elizabethtown Kitley (Old Kitley) Twp |
| City        | Elizabethtown-Kitley                        |
| Province    | Ontario                                     |
| Postal Code | K0E1M0                                      |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | K B REALTY INC., BROKERAGE |
|----------------|----------------------------|



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