

LLOYD'S LANE

— ESTATE LIVING AT WOLFE LAKE —

WESTPORT N 44° 40' 39.63" W 76° 23' 58.80



DRIVING TIME TO WESTPORT

FROM

Montreal, Quebec	2 hours, 40 minutes
Ottawa, Ontario	1 hour, 15 minutes
Brockville, Ontario	50 minutes
Smiths Falls, Ontario	30 minutes
Perth, Ontario	20 minutes
Gananoque, Ontario	45 minutes
Kingston, Ontario	40 minutes
Watertown, New York	1 hour, 20 minutes
Syracuse, New York	2 hours, 20 minutes
Prince Edward County, Ontario	1 hour, 20 minutes
Toronto, Ontario	2 hours, 40 minutes

QUICK FACTS

- Golf Nearby (beside Evergreen Golf Course) – **Yes**
- High-Speed Internet – **Yes**
- Medical Services Nearby – **Yes**
- Shopping Nearby – **Yes**
- Adjacent to Public Boat Launch – **Yes**
- Underground Hydro from Lot Line – **Yes**
- Minutes to Westport - **Yes**
- Minutes to Foley Mountain Conservation Area – **Yes**

— ESTATE LIVING AT WOLFE LAKE —



LOT 1 - AVAILABLE

LOT 2 - AVAILABLE

LOT 3 - SOLD

LOT 4 - SOLD

LOT 5 - MODEL

LOT 6 - MODEL

LOT 7 - AVAILABLE

LOT 8 - AVAILABLE

LOT 9 - AVAILABLE

LOT 10 -AVAILABLE

LOT 11 - SOLD

LOT 12 - SOLD

LOT 13 -AVAILABLE



DEVELOPED BY



CLERMONT
GROUP

LLOYD'S LANE

— ESTATE LIVING AT WOLFE LAKE —



Country Club living at its best! Lloyd's Lane – Estate Living at Wolfe Lake, is located in the heart of the Rideau Lakes minutes from the historic Village of Westport. Build your dream home on an acre plus country estate lot. Across the road from Lloyd's Lane Estates, accessible with your own private golf cart, is Evergreen Golf Course. It is one of Ontario's premier nine-hole golf courses offering full dining facilities.

Westport has over forty lakes within a ten-mile radius and it is nestled on the upper end of the Little Rideau Lake which is the head water for the World Heritage Designated Rideau Canal System. At your doorstep is Wolfe Lake, rated as one of Ontario's best lakes for water clarity, boasts excellent bass and walleye fishing and is visible from many of the lots. Additionally, there is a public boat launch within a stone's throw of your new home. Community tennis courts, ball diamonds, play areas and the Foley Mountain Conservation area are only minutes away. Lloyd's Lane Estates offers a rural lifestyle within a short driving distance of Perth, Kingston, Ottawa and the USA border.

Enjoy convenient access to schools, medical facilities, pharmacy, grocery, liquor, hardware and gift store shopping, high speed internet, a local winery, banking and so much more. Take a short drive to view this outstanding development, become part of this community and enjoy Lloyd's Lane - Estate Living at Wolfe Lake!

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QUICK SPECIFICATIONS

Main Floor - 2,026 sf; Bedroom 2+ Den; Bathroom 2

Optional Basement - 1,240 sf; Bedroom 2; Bathroom 1

