



# For Sale

## 0 Christel Ln, Battersea, ON

**Sina Tahamtan**, Salesperson  
+1 613 542-2724 x 30  
[sina.tahamtan@rockwellcre.com](mailto:sina.tahamtan@rockwellcre.com)

**Rockwell Commercial  
Real Estate, Brokerage**  
78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)





## The Offering

Situated on Christel Lane in Battersea, Ontario, this  $\pm 17.3$  acre property offers approximately 1,778 feet of waterfront on Dog Lake, part of the UNESCO World Heritage-designated Rideau Canal System. The site combines elevated vantage points for privacy with multiple shoreline access points ideal for swimming and dockage. Vehicular pathways and natural clearings provide flexibility for future development, supporting a variety of residential or recreational uses permitted under RLSW zoning. This property presents a rare opportunity to secure a significant waterfront parcel in a highly sought-after natural setting.

### Site Details

<b>Address</b>	0 Christel Lane, Battersea, Ontario
<b>Legal Description</b>	PITTSBURGH CON 10 PT LOTS 20;AND 21 PT RD ALLOW RP;13R14959 PARTS 1 AND 2 RP;13R15896 PART 2 RP 13R21415;PARTS 1 TO 6 RP 13R22455
<b>PIN</b>	362880571, 362881396 & 362881400
<b>Property Tax (2024)</b>	\$4,637.41
<b>Lot Size</b>	$\pm 17.3$ acres
<b>Water Frontage</b>	$\pm 1,778$ ft
<b>Vendor/Seller</b>	Richard Vaidotas Paukstaitis, as Mortgagee/ Chargee under Power of Sale

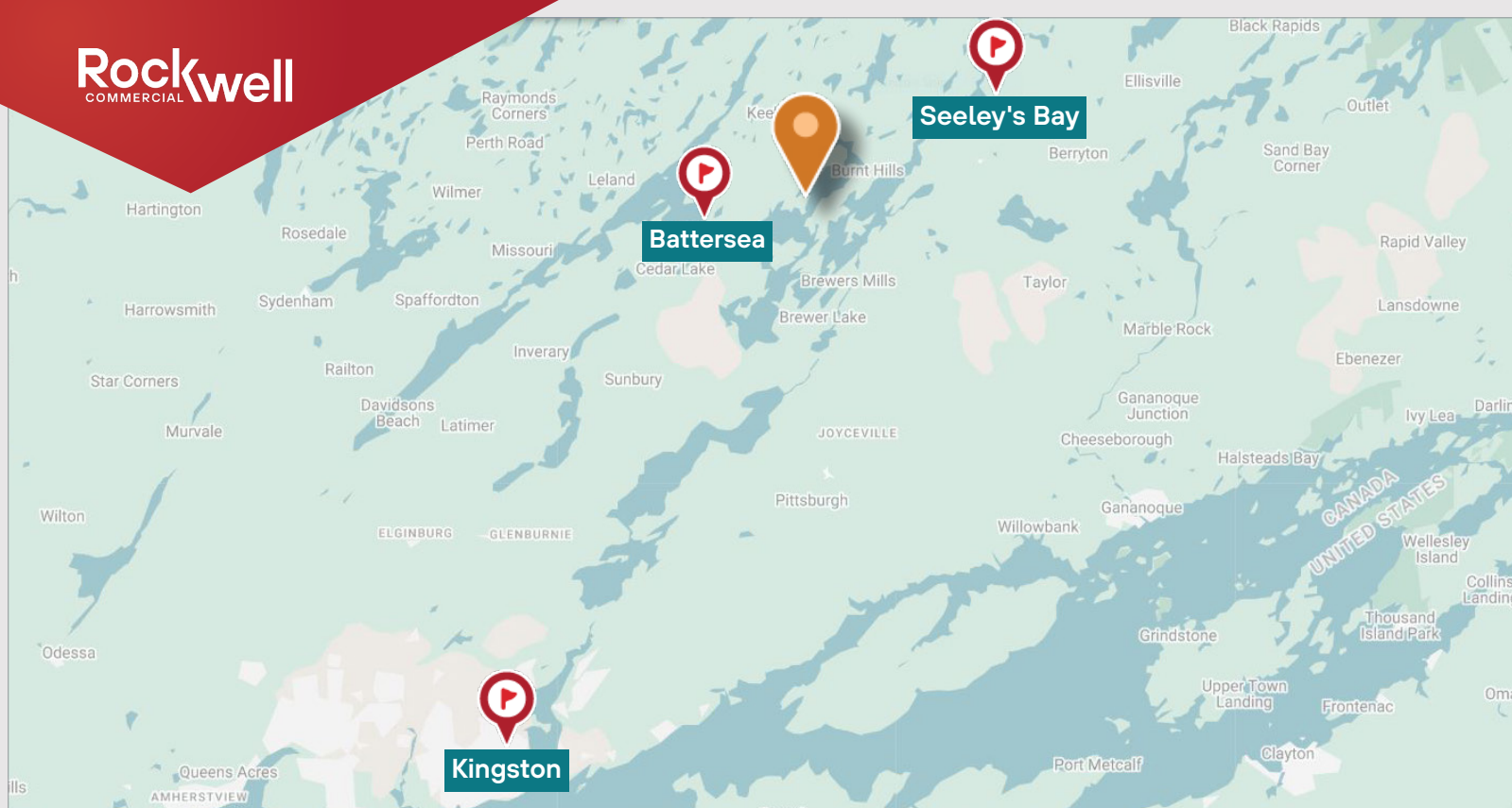
### Highlights

- $\pm 17.3$  acres with  $\pm 1,778$  feet of frontage on Dog Lake
- Located on Christel Lane in Battersea, Ontario on the Rideau Canal System
- Elevated areas offering privacy and expansive easterly views
- Multiple shoreline access points ideal for swimming and dockage
- Vehicular pathways and natural clearings throughout the site
- Zoned RLSW permitting a range of residential and recreational uses
- Minutes to Battersea and Seeley's Bay; 30 minutes to Kingston; 2 hours to Ottawa
- Surrounded by pristine waters, waterfront homes, and rugged Canadian Shield landscape

**Asking Price \$650,000.00**

The Property is being sold under power of Sale, on a completely "as-is where-is" basis with no representations or warranties expressed or implied.





## Location

Dog Lake is celebrated for its clear waters, scenic shorelines, and the rugged terrain of the Canadian Shield. The property is ideally positioned within minutes of the villages of Battersea and Seeley's Bay, offering essential local amenities, dining, and services. Kingston's urban centre is accessible within approximately 30 minutes, providing full access to major retail, healthcare, and education services, including Queen's University, Kingston General Hospital and Hotel Dieu Hospital. Ottawa is located approximately two hours away, allowing for convenient access to Canada's capital. Combining natural seclusion with proximity to established communities, this location offers a unique balance of privacy and accessibility.

## Zoning

**RLSW (Limited Service Residential - Waterfront Zone)** allows a broad range of uses including but not limited to:

- A seasonal dwelling
- A single detached dwelling
- A dock, subject to approval from the appropriate authority
- Accessory buildings or uses, including one sleeping cabin
- A home occupation, in accordance with the provisions of Section 5.28 of this By-law





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