



For Sale

61 Osborne Ln, Battersea ON

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**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St. Kingston, ON K7L 1R9
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± 65.3 acres

The Offering

Located on Osborne Lane in Battersea, Ontario, this ± 65.3 acre property features approximately 2,628 feet of waterfront on Dog Lake, part of the Rideau Canal System. The property includes a ± 1,123 sf single-storey bungalow with two bedrooms, one bathroom, a large kitchen with eating nook, and a sunroom overlooking the surrounding landscape. The land consists of a combination of open fields, wooded areas, and rugged trails, with extensive road frontage throughout. Zoning is Rural (RU), permitting a range of residential, agricultural, and recreational uses.

Site Details

Address	61 Osborne Lane, Battersea, Ontario
Legal Description	PITTSBURGH CON 10 PT LOTS 18; TO 20 PT RD ALLOW AND RP; 13R12351 PTS 1 2 7 20 AND 22; AND RP 13R14959 PART 3 AND; RP 13R17492 PART 2
PIN	362881401 & 362881397
Property Tax (2024)	\$1,979.89
Lot Size	± 65.3 acres
Water Frontage	± 2,628 ft
Vendor/Seller	Richard Vaidotas Paukstaitis, as Mortgagee/ Chargee under Power of Sale

Highlights

- ± 65.3 acres with ± 2,628 feet of frontage on Dog Lake
- Located on Osborne in Battersea, Ontario on the Rideau Canal System
- RU zoning permits residential, hobby farm, and agricultural uses
- Extensive road frontage and rugged trails throughout the property
- Situated on the UNESCO World Heritage-designated Rideau Canal System
- Surrounded by clear waters, lush fields, forests, and Canadian Shield terrain
- Minutes to Battersea and Seeley's Bay; approximately 30 minutes to Kingston; 2 hours to Ottawa

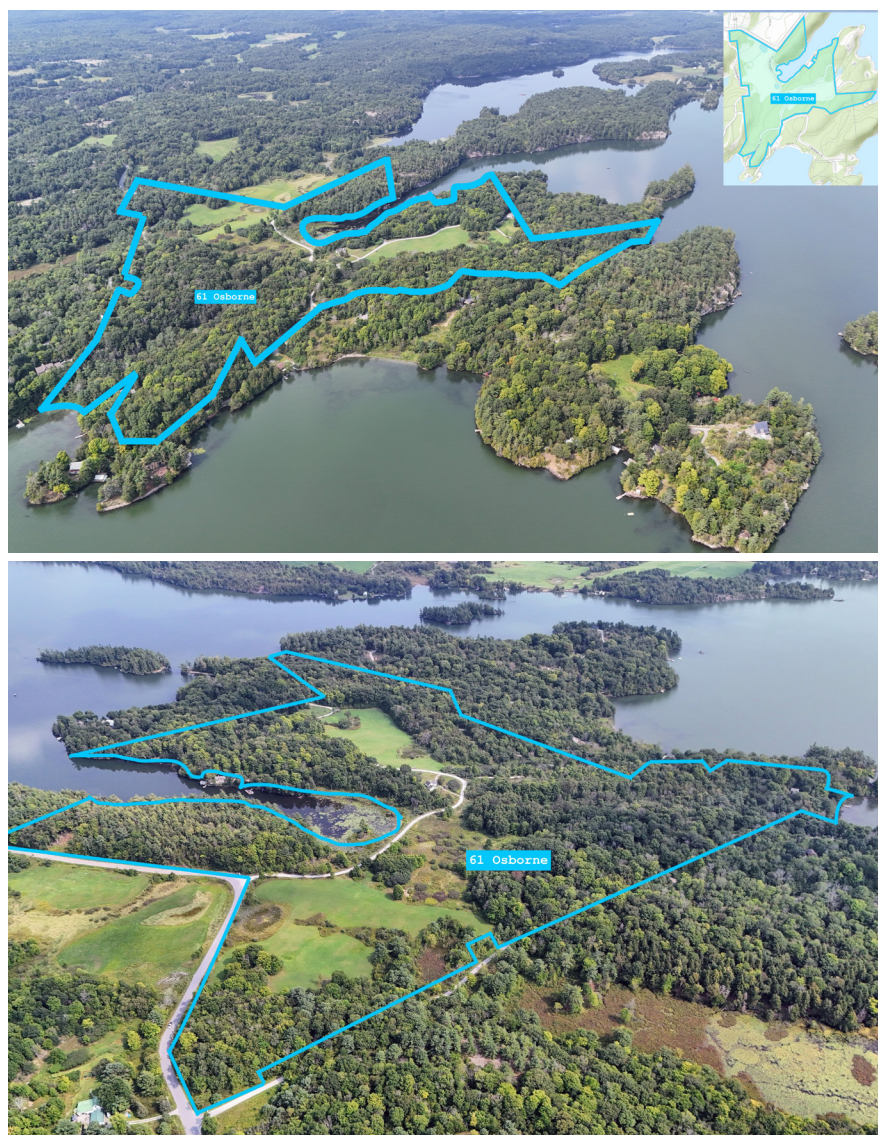
Asking Price \$1,150,000.00

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.

Dog Lake is recognized for its clear waters, scenic waterfront properties, and rugged Canadian Shield topography. The property is ideally situated near the villages of Battersea and Seeley's Bay, providing access to local amenities, dining, and services. Kingston is approximately a 30-minute drive, offering full urban amenities including healthcare, education, and retail, while Ottawa is reachable within two hours. This location offers the rare combination of rural seclusion, recreational access, and proximity to established communities.

RU (Rural Zone) allows a broad range of uses including but not limited to:

- Agricultural uses
- A kennel
- An apiary
- A riding club
- A hobby farm
- A single detached dwelling





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