

PT Lots 12 & 13 Devil Lake Road, South Frontenac, ON

Vacant land that will immerse you in nature!

This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings. There is a laneway in place as well as a deep, drilled well with plenty of water. The property is located directly across the road from Little Christie Lake and is in the heart of lake country. Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake. The location is private and peaceful on the east side of Devil Lake Road. All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.



X12114804



\$169,900



4.98 Acres



info@gurreathomes.com





www.gurreathomes.com

(613) 273-9595





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MLS Listing

Contact Information







Features

- Vacant land that will immerse you in nature!
- This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings.
- There is a laneway in place as well as a deep, drilled well with plenty of water.
- The property is located directly across the road from Little Christie Lake and is in the heart of lake country.
- Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake.
- The location is private and peaceful on the east side of Devil Lake Road.
- All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

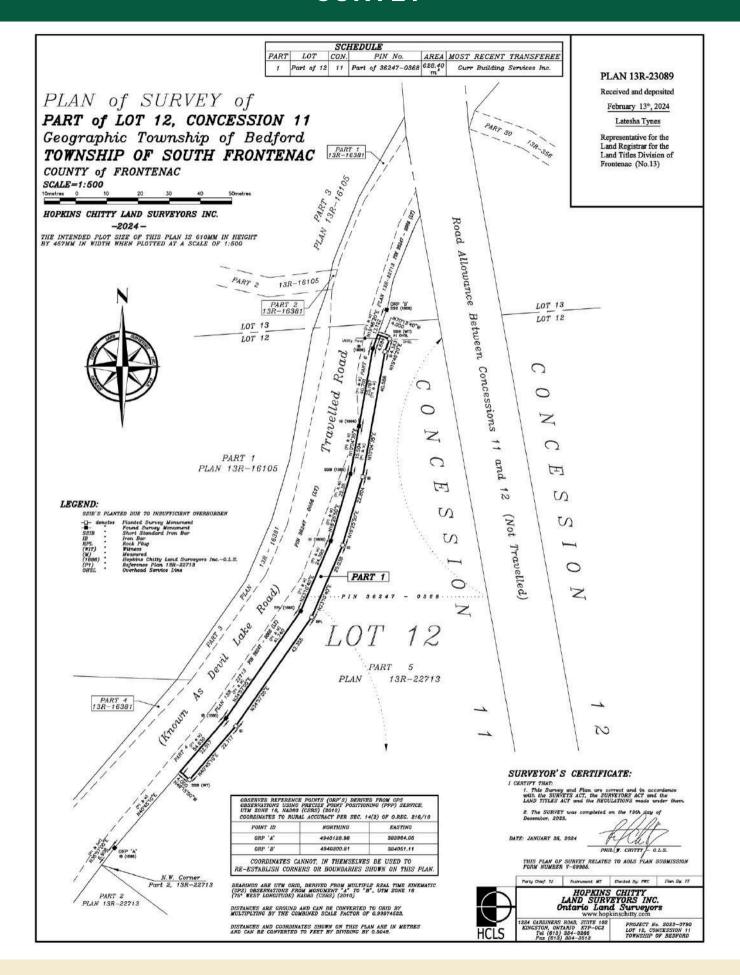
Directions

• Perth Road or Bedford Road to Devil Lake Road. Follow to sign.



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

SURVEY



AERIAL IMAGES



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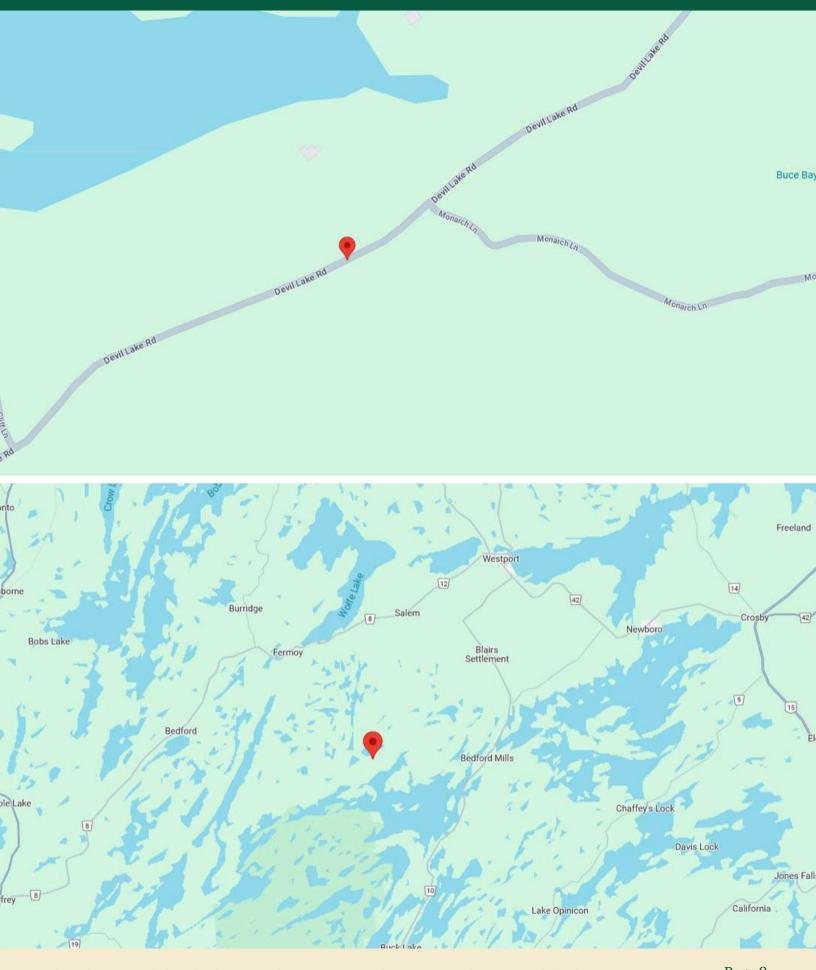
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WELL RECORD 2/2

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NAME GURR BUILDING	SERVICES .
ADDRESS_	
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BEDFORD	CON_II BLDG LOTPLAN
PUMPING RECOVERY	
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2MIN	STATIC LEVEL 7027 PUMP RATE 2
3MIN	WATER LEVEL END OF PUMPIMG
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59 25MIN	RECOMMENDED RATE 46.1.M.
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95.3 60MIN	
147.3 2HRS	
177.1 3HRS	
199,4 4HRS	
217.1 5HRS	
AJJII DHKS	

MAP



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INTERACTIVE LINKS

Google Maps





Scan the QR Code or Visit: https://maps.app.goo.gl/ hckoNzWWAdnQU6Gs6

Video Tour





Scan the QR Code or Visit: https://youtu.be/hocgq3KKGmw

360 Panorama





Scan the QR Code or Visit: https://360panos.org/panos/ DevilLakeLot1/

MLS LISTING



PT LTS 12 & 13 Devil Lake Rd List: \$169,900 For: Sale

South Frontenac Ontario K0G 1X0

South Frontenac Frontenac South Frontenac SPIS: N Taxes: \$404.78/2024

Vacant Land Front On: E Rms:

Acre: 2-4.99 Link: Bedrooms: 0 Other Washrooms: 0

Lot: 774.08 x 280 Feet**Irreg:**

Dir/Cross St: Perth Road& Devil Lake Road

Possession Remarks: TBD

Kitchens: Fam Rm: **Basement:** Fireplace/Stv:

Heat: A/C:

Central Vac: Ν Apx Age:

Apx Sqft: Assessment: POTL: **POTL Mo Fee:**

Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:

Access to Property: Year Round Municipal Road Waterfront: None

Exterior: Other Drive: Private Gar/Gar Spcs: 0 **Drive Park Spcs:**

Tot Prk Spcs: UFFI: Pool: **Energy Cert:** Cert Level: **GreenPIS:**

Prop Feat: Rolling, Wooded/Treed Waterfront:

None

Retirement: Oth Struct:

Zoning: Cable TV:

Ν Hydro: Α Gas: Ν Phone: Α Water: Well Water Supply:

Drilled Well Sewer: None Spec Desig: Unknown Farm/Agr: None

DOM: 0

Width (ft) Description Room Length (ft)

Client Remks: Vacant land that will immerse you in nature! This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings. There is a laneway in place as well as a deep, drilled well with plenty of water. The property is located directly across the road from Little Christie Lake and is in the heart of lake country. Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake. The location is private and peaceful on the east side of Devil Lake Road. All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage







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Kingston Office: 640 Cataraqui Woods Drive Kingston, ON K7P 2Y5