



<b>PT LTS 12 &amp; 13 Devil Lake Rd</b>		<b>List: \$169,900 For: Sale</b>
<b>South Frontenac Ontario K0G 1X0</b>		
South Frontenac Frontenac South Frontenac		
<b>SPIS:</b> N	<b>Taxes:</b> \$404.78/2024	<b>DOM:</b> 0
Vacant Land	<b>Front On:</b> E	<b>Rms:</b>
<b>Link:</b>	<b>Acre:</b> 2-4.99	<b>Bedrooms:</b> 0
Other		<b>Washrooms:</b> 0
<b>Lot:</b> 774.08 x 280 Feet <b>Irreg:</b>		
<b>Dir/Cross St:</b> Perth Road& Devil Lake Road		

**MLS#:** X12114804      **PIN#:** 362470368  
**Possession Remarks:** TBD

<b>Kitchens:</b>	<b>Exterior:</b> Other	<b>Zoning:</b>
<b>Fam Rm:</b>	<b>Drive:</b> Private	<b>Cable TV:</b> N
<b>Basement:</b>	<b>Gar/Gar Spcs:</b>	<b>Hydro:</b> A
<b>Fireplace/Stv:</b>	<b>Drive Park Spcs:</b> 0	<b>Gas:</b> N
<b>Heat:</b>	<b>Tot Prk Spcs:</b> 0	<b>Phone:</b> A
<b>A/C:</b>	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> None
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Rolling, Wooded/Treed	<b>Waterfront:</b> None
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

**Access to Property:** Year Round Municipal Road  
**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
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**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, BROKERAGE **Ph:** 613-273-9595