

PT LOTS 12 & 13 DEVIL LAKE Road, South Frontenac, Ontario K0G

1X0

Listing

Client Full

**PT LOTS 12 & 13 DEVIL LAKE Rd South
Frontenac**

Listing ID: 40661793

Active / Land

Price: **\$169,900/For Sale**



Frontenac/Frontenac/47 - Frontenac South

Residential

Tax Amt/Yr: **\$405/2024**

Zoning: **RU**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

Sale

2-4.99

774.08

774.08 x 280

Pie

Freehold/None

\$405/2024

Remarks/Directions

Public Rmks: **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.**

Exterior

Property Access: **Municipal Road**

Area Influences: **Visual Exposure**

View:

Fronting: **East**

Topography: **Rocky, Rolling,
Wooded/Treed**

Land Information

Utilities:

Water Source: **Well**

Well Testing:

Services: **Cell Service, Electricity Available, Telephone Available**

Acres Clear: Acres Waste: Acres Workable:

Lot Front (Ft): **774.08** Lot Depth (Ft): **280.00** Lot Size: **4.98 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

Property Information

Legal Desc: **PART LOTS 12 AND 13 CONCESSION 11 BEDFORD, PART 5 13R22713 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 13R23089 AS IN FC385593 TOWNSHIP OF SOUTH FRONTENAC**

Zoning: **RU**

Assess Val/Year: **\$40,500/2016**

PIN: **362470368**

ROLL: **102901001020704**

Builder Name:

Possession/Date: **Flexible/**

Survey: **Yes/ 2024**

Hold Over Days:

PIN 2:

Occupant Type:

Building Name:

Deposit: **5,000**

Brokerage Information

List Date: **10/11/2024**

List Brokerage: **Royal LePage ProAlliance Realty, Brokerage** 

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Source Board: Kingston and Area Real Estate Association

Prepared By: Tammy Gurr, Broker

Date Prepared: 11/07/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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