

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.



X12499646



\$167,500



4.98 Acres





(613) 273-9595





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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.

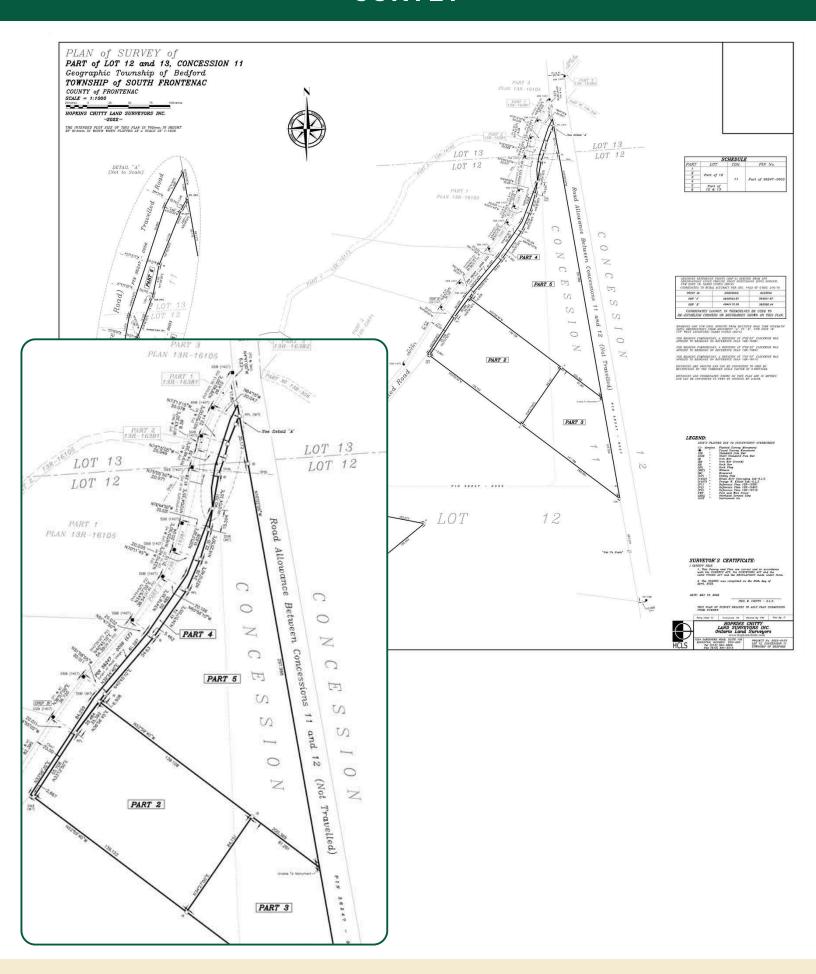
Directions

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

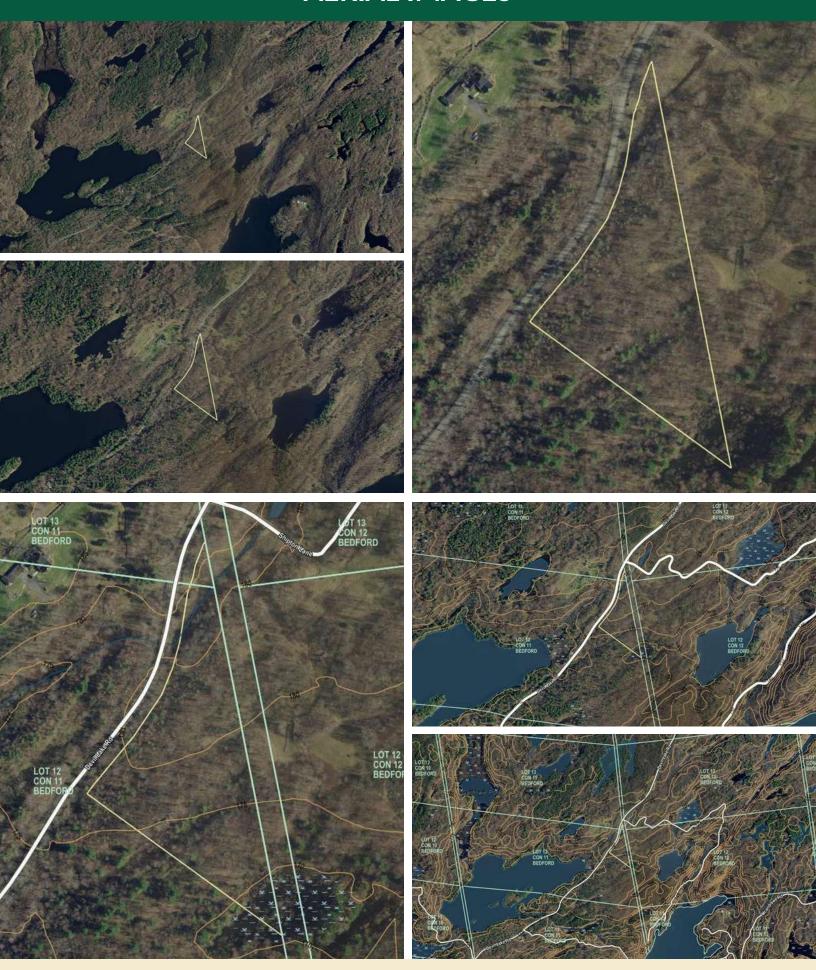


This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

SURVEY



AERIAL IMAGES



Page 6

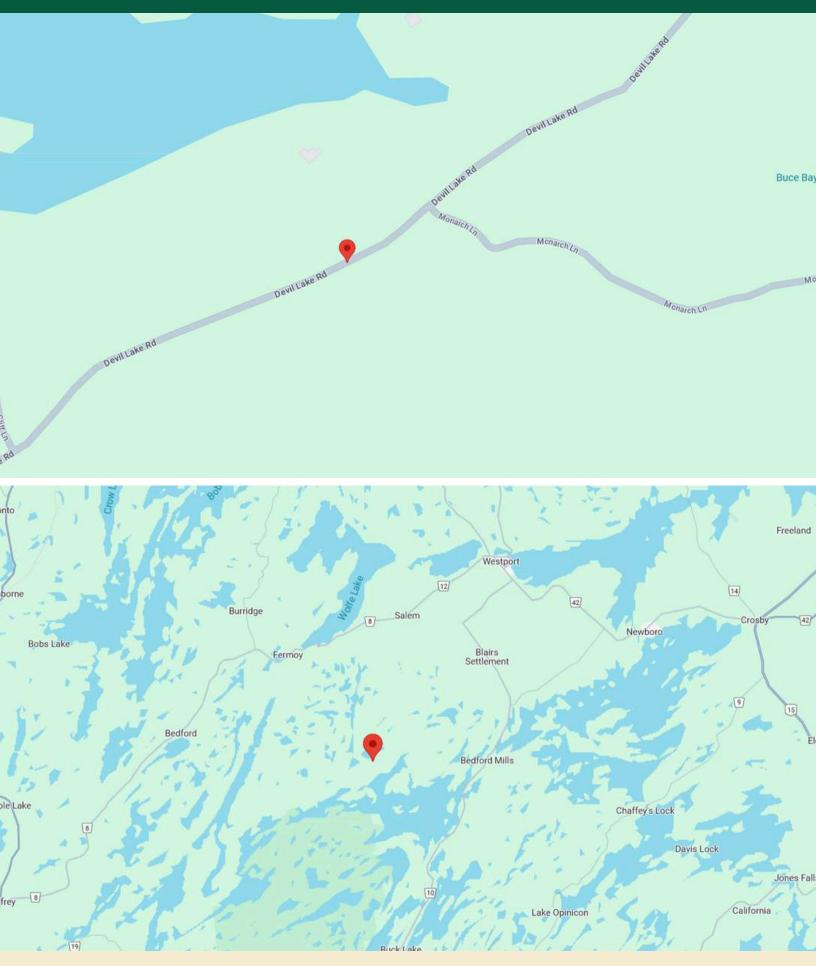
WELL RECORD 1/2

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WELL RECORD 2/2

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	BOX 33
	GLENBURNIE, ONTARIO
WELL PUMP TEST 6 HOUR	K0H 1S0
Date 5EPT 13/12	
Date	
NAME GURR BUIL	bing services.
ADDRESS_	
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BEDFORD	N LOT S CON BLDG LOT PLAN
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2MIN	WATER LEVEL END OF PUMPIMG 233./
4MIN	WATER LEVEL END OF PUMPING 2007
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6MIN	
8MIN	
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29,7 10MIN	
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78.2 45MIN	
95.3 60MIN	
747.9 2HRS	
199,4 4HRS	
217,1 5HRS	
233.1 6HRS	
23311 OHR3	

MAP



Page 9

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: \$167,500 For: Sale

Zoning: Cable TV:

Hydro:

Phone:

Water:

Sewer:

Water Supply:

Spec Desig:

Farm/Agr:

Gas:

DOM: 0

Ν

Α

Ν

Α

Well

None

None

Drilled Well

Unknown

South Frontenac Ontario K0G 1X0

South Frontenac Frontenac South Frontenac

SPIS: N Taxes: \$404.78/2024
Vacant Land Front On: E Rms:

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

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

Dir/Cross St: Perth Road& Devil Lake Road

MLS#: X12499646 PIN#: 362470368 Possession Remarks: TBD Kitchens:

Fam Rm: Basement: Fireplace/Stv: Heat:

A/C: Central Vac: Apx Age: N

Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift:

Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Access to Proper

Access to Property: Year Round Municipal Road

Waterfront: None

Exterior: Other Private Gar/Gar Spcs: 0
Drive Park Spcs: 0
Tot Prk Spcs: None

UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat:

Rolling, Wooded/Treed Waterfront:

Retirement: Oth Struct:

Room Level Length (ft) Width (ft) Description

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







Westport Office: 7 Spring Street, P.O. Box 148, Westport, ON K0G 1X0 www.gurreathomes.com info@gurreathomes.com (613) 273-9595

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