



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

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



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South Frontenac, ON**

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Features

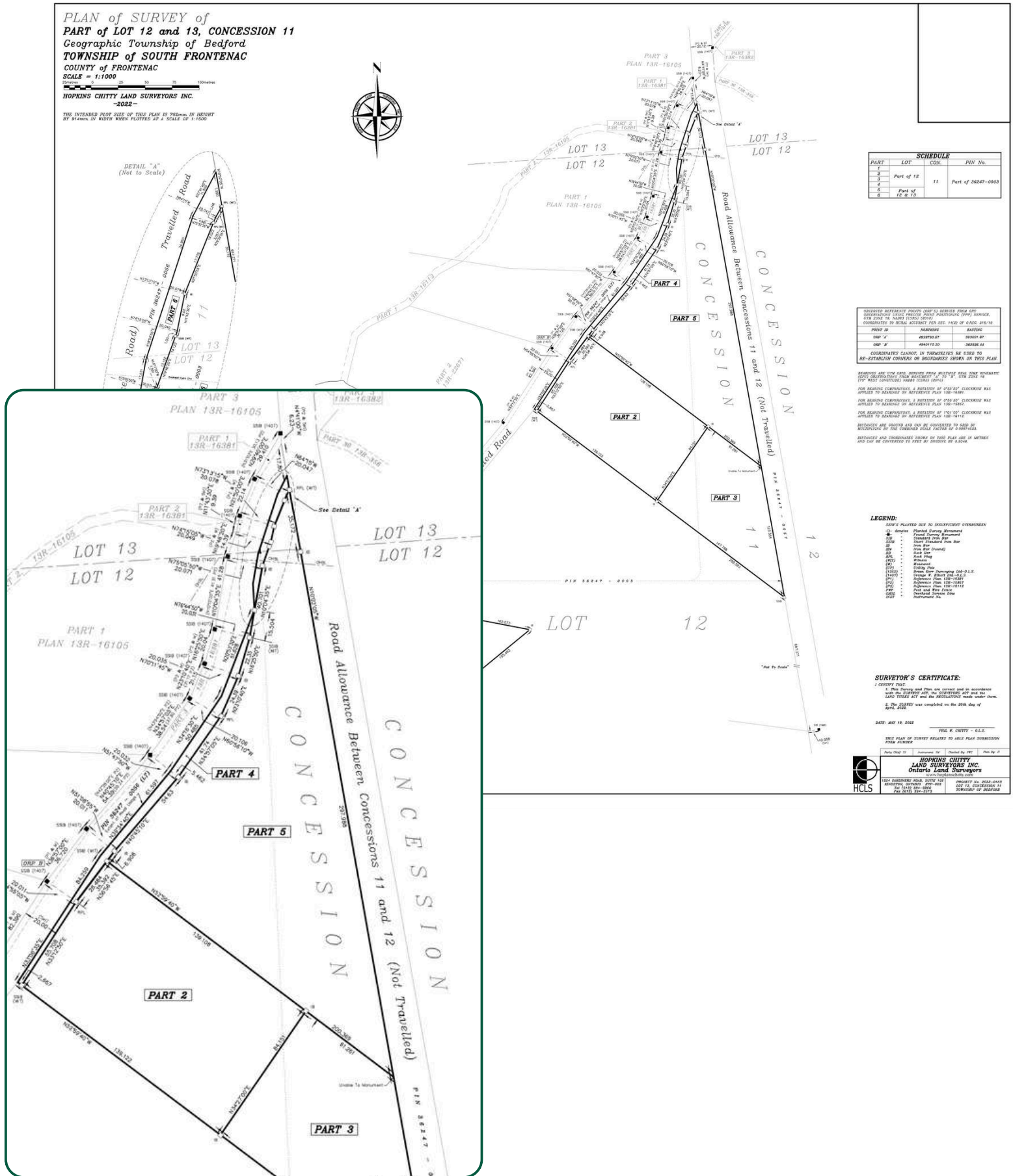
- Vacant land that will immerse you in nature!
- This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings.
- There is a laneway in place as well as a deep, drilled well with plenty of water.
- The property is located directly across the road from Little 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.
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- All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

Directions

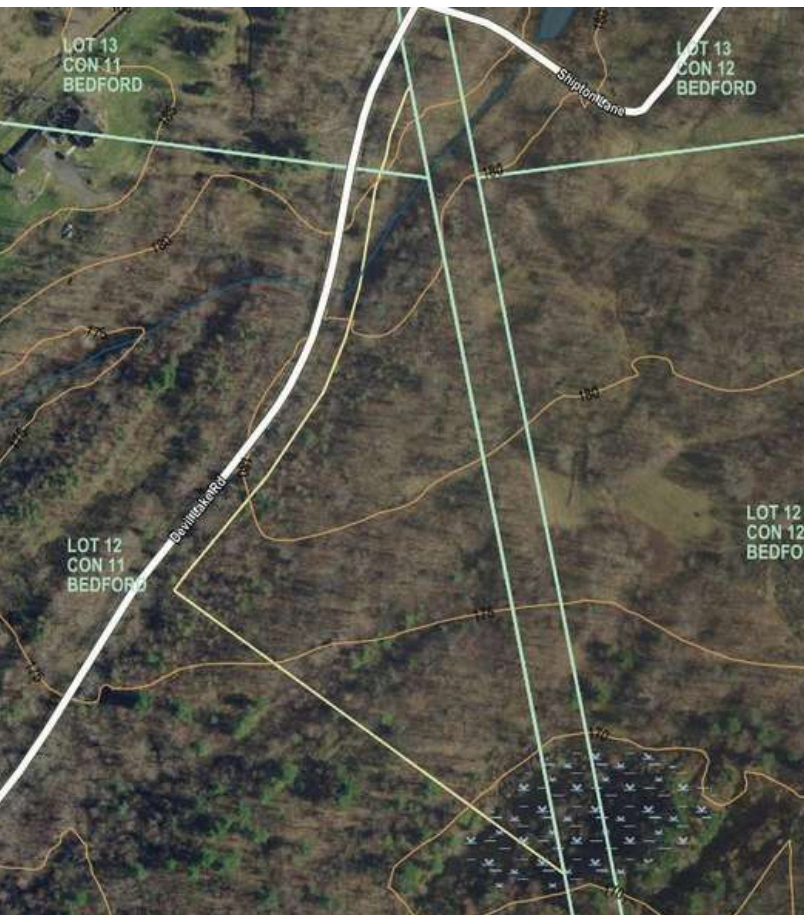
- Perth Road or Bedford Road to Devil Lake Road. Follow to sign.



SURVEY



AERIAL IMAGES



WELL RECORD 1/2

Ontario Ministry of the Environment, Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below)
Tag#: A349808

Well Record
Regulation 903 Ontario Water Resources Act
Page 1 of 1

Measurements recorded in: ☐ Metric ☒ Imperial

Well Owner's Information
First Name: [Redacted] Last Name/Organization: GUERRE BUILDING SERVICES
Mailing Address: [Redacted]
Address of Well Location (Street Number/Name): [Redacted] Township: BEDFORD City/Town/Village: SOUTH FRONTENAC Lot: 12 Concession: 11
County/District/Municipality: FRONTENAC UTM Coordinates Zone, Easting: NAD 83 18 384 033 Northing: 11 11 11 11 Municipal Plan and Sublot Number: NORTH LOT 1

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To
BROWN	SAND			0' 2'6"
GREY/RED	GRANITE			2'6" 39'
GREY	GRANITE			39' 250'
RED	GRANITE			250' 325'

Annular Space

Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
20 0	CEMENT	7 FT 3

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used
☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering
☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Boring ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning
☒ Air percussion ☐ Industrial ☐ Other, specify

Well Use

☐ Water Supply ☐ Replacement Well ☐ Test Hole ☐ Recharge Well ☐ Dewatering Well ☐ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To
6 1/4"	STEEL	1/8"	0' 20'
6"	OPEN HOLE		20' 325'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To

Water Details

Water found at Depth: 250' (m/ft) ☐ Gas ☐ Fresh ☐ Untested ☐ Other, specify

Water found at Depth: (m/ft) ☐ Gas ☐ Fresh ☐ Untested ☐ Other, specify

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Hole Diameter

Depth (m/ft) From To	Diameter (cm/in)
0' 20'	10"
20' 325'	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: KNOX WELL DRILLING LTD. Well Contractor's Licence No.: 312102
 Business Address (Street Number/Name): 380 PEARCE RD Municipality: GLENBURNIE
 Province: ONT Postal Code: K0H1G6 Business E-mail Address: [Redacted]
 Bus. Telephone No. (inc. area code): 6185461604 Name of Well Technician (Last Name, First Name): KNOX, JOHN
 Well Technician's Licence No.: 28791 Signature of Technician and/or Contractor: [Signature] Date Submitted: 11/11/11

Results of Well Yield Testing

After test of well yield, water was:
☒ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft):

Pumping rate (l/min / GPM):

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft):

If flowing give rate (l/min/GPM):

Recommended pump depth (m/ft):

Recommended pump rate (l/min/GPM):

Well production (l/min/GPM):

Disinfected? ☒ Yes ☐ No

Map of Well Location

Please provide a map below following instructions on the back.

Map showing North Lot, Shipton Lane, Devil Lane Rd, and Well location (X) at 90' from Devil Lane Rd.

Comments:

Well owner's information package delivered
☐ Yes ☐ No

Date Package Delivered
 Date Work Completed: 11/11/11

Ministry Use Only
 Audit No.: 2394471
 Received: [Signature]

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WELL RECORD 2/2

phone (613) 546-6164
Fax (613) 546-7444



JACK KNOX WELL DRILLING LTD.

BOX 33

GLENBURNIE, ONTARIO

KOH 1S0

WELL PUMP TEST ---6 HOUR

Date SEPT 13/22

NAME GURR BUILDING SERVICES

ADDRESS [REDACTED]

TOWNSHIP SOUTH FRONT LOT 12 CON 11 BLDG LOT PLAN NORTH LOT
BEDFORD

PUMPING		RECOVERY
_____	1MIN	_____
_____	2MIN	_____
_____	3MIN	_____
_____	4MIN	_____
<u>20</u>	5MIN	_____
_____	6MIN	_____
_____	7MIN	_____
_____	8MIN	_____
_____	9MIN	_____
<u>29.7</u>	10MIN	_____
<u>38</u>	15MIN	_____
<u>45</u>	20MIN	_____
<u>52</u>	25MIN	_____
<u>59</u>	30MIN	_____
<u>78.2</u>	45MIN	_____
<u>93.3</u>	60MIN	_____
<u>147.3</u>	2HRS	_____
<u>177.1</u>	3HRS	_____
<u>199.4</u>	4HRS	_____
<u>217.1</u>	5HRS	_____
<u>233.1</u>	6HRS	_____

STATIC LEVEL 10.7' PUMP RATE 3 1/2 G.P.M

WATER LEVEL END OF PUMPING 233.1'

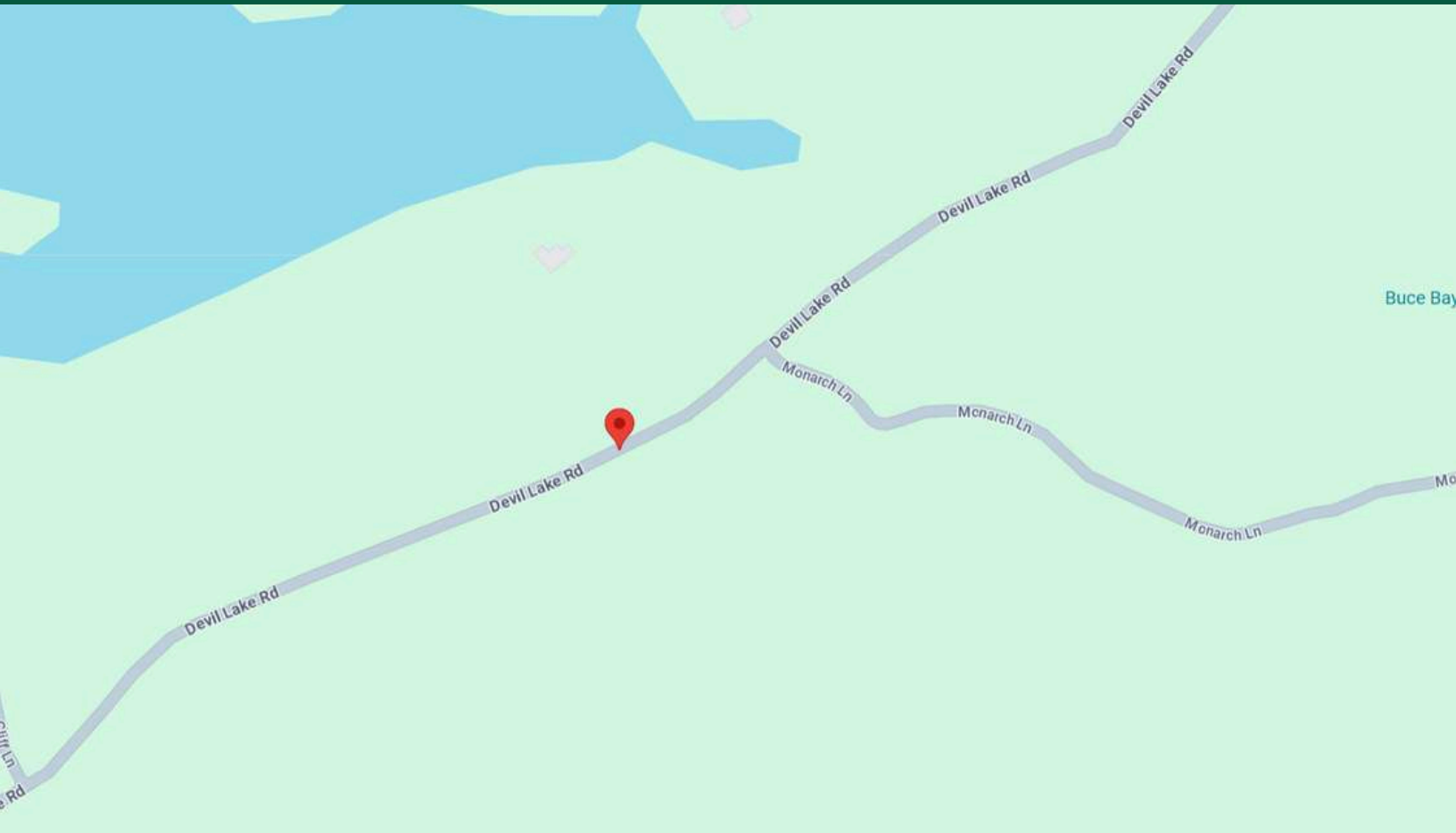
REMARKS: WELL TAG #A349808

WELL IS 325' DEEP

RECOMMENDED PUMP DEPTH 320'
RECOMMENDED RATE 4 G.P.M.

Ron Knox
Ron Knox

MAP



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 South Frontenac Ontario K0G 1X0 South Frontenac Frontenac South Frontenac SPIS: N Taxes: \$404.78/2024 DOM: 0																									
	Vacant Land Link: Other Lot: 774.08 x 280 Feet Irreg: Dir/Cross St: Perth Road& Devil Lake Road	Front On: E Acre: 2-4.99 Rms: Bedrooms: 0 Washrooms: 0																								
MLS#: X12114804 PIN#: 362470368 Possession Remarks: TBD																										
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N 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: Drive: 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 Retirement: Oth Struct:	Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: None Spec Desig: Unknown Farm/Agr: None Waterfront:																								
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td colspan="6">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.</td></tr><tr><td colspan="6">Extras:</td></tr><tr><td colspan="6">Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595</td></tr></table>			#	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, BROKERAGE Ph: 613-273-9595					
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Questions? Contact us:

Tammy & Heath Gurr

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