

	PT LTS 12 & 13 Devil Lake Rd South Frontenac Ontario K0G 1X0 South Frontenac Frontenac SPIS: N Taxes: \$404.78/2024		List: \$167,500 For: Sale		
	Vacant Land Link: Other Lot: 774.08 x 280 Feet Irreg: Dir/Cross St: Perth Road& Devil Lake Road Directions: Perth Road or Bedford Road to Devil Lake Road. Follow to sign.		Front On: E Acre: 2-4.99 Rms: Bedrooms: 0 Washrooms: 0		
MLS#: X12499646 PIN#: 362470368 Possession Remarks: TBD Legal: PART LOTS 12 & 13 CONCESSION 11 BEDFORD, PART 5 13R22713 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 13R23089 AS IN FC385593 TOWNSHIP OF SOUTH FRONTENAC					
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:		Exterior: Other Gar/Gar Spcs: Park/Drive: Private Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Rolling, Wooded/Treed Interior Feat: None			
		Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: Well Water Supply Type: Drilled Well Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: Available			
Access to Property: Year Round Municipal Road Waterfront: None					
#	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.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					