

PRICE
REDUCED



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.

40661793

\$ \$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



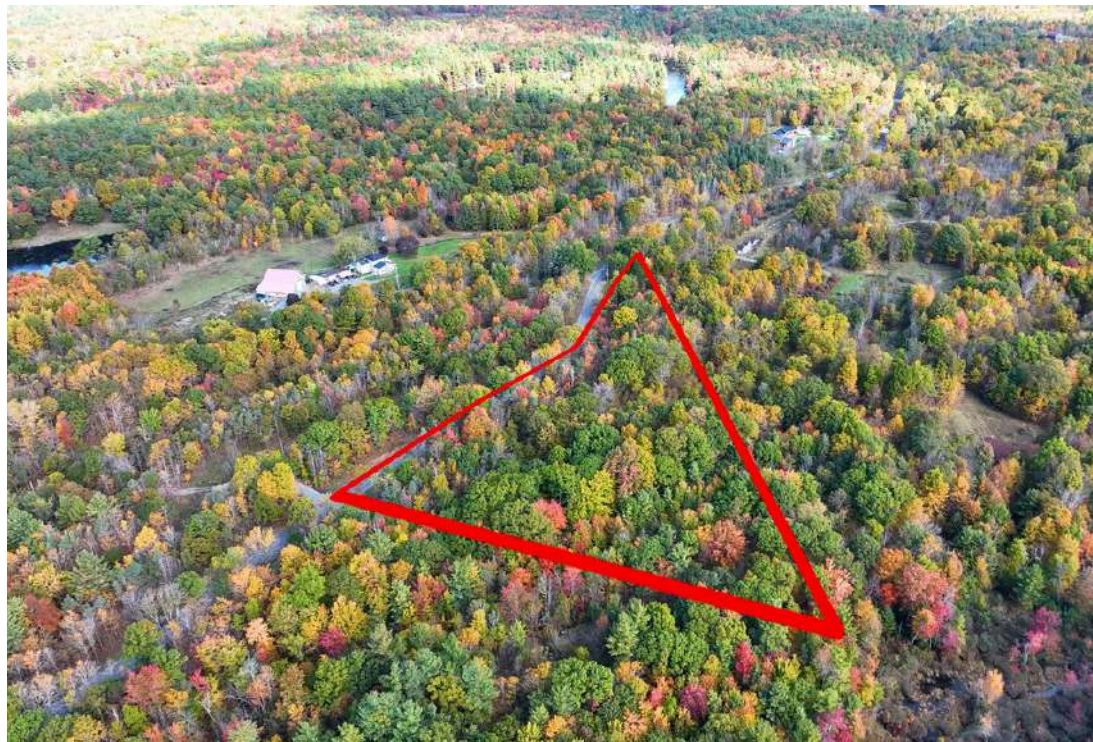
Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**PT Lots 12 & 13 Devil Lake Road
South Frontenac, ON**

Features	3
Survey	5
Aerial Images	6
Well Record	7
Map	9
Interactive Links	10
MLS Listing	11
Contact Information	12



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.



SURVEY

SCHEDULE					
PART	LOT	CON.	PIN No.	AREA	MOST RECENT TRANSFEREE
1	Part of 12	11	Part of 36247-0368	626.40 m ²	Curr Building Services Inc.

PLAN 13R-23089

Received and deposited

February 13th, 2024

Latesha Tynes

Representative for the
Land Registrar for the
Land Titles Division of
Frontenac (No.13)

**PLAN of SURVEY of
PART of LOT 12, CONCESSION 11
Geographic Township of Bedford
TOWNSHIP OF SOUTH FRONTENAC
COUNTY OF FRONTENAC
SCALE=1:500**

10metres 0 10 20 30 40 50metres

HOPKINS CHITTY LAND SURVEYORS INC.

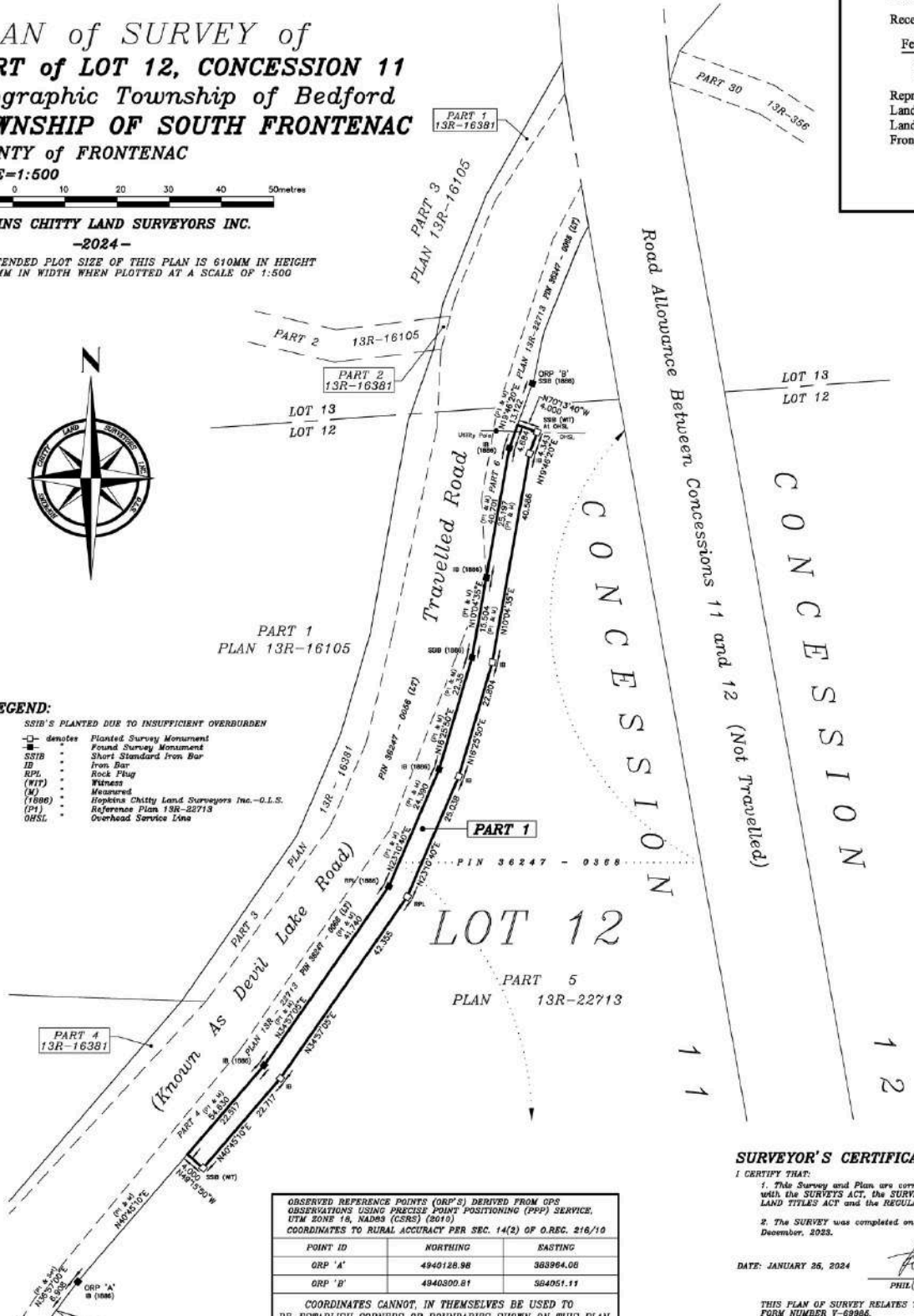
-2024-

THE INTENDED PLOT SIZE OF THIS PLAN IS 610MM IN HEIGHT
BY 457MM IN WIDTH WHEN PLOTTED AT A SCALE OF 1:500



LEGEND:

- SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- denotes Planted Survey Monument
 - denotes Found Survey Monument
 - SSIB Short Standard Iron Bar
 - ID Iron Bar
 - RPL Rock Plug
 - (WIT) Witness
 - (M) Measured
 - (1886) Hopkins Chitty Land Surveyors Inc.-O.L.S.
 - (PI) Reference Plan 13R-22713
 - OHSL Overhead Service Line



OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 18, NAD83 (CSRS) (2010) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
GRP 'A'	4940128.98	363964.06
GRP 'B'	4940200.81	364051.11

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM MULTIPLE REAL TIME KINEMATIC (GPS) OBSERVATIONS FROM MONUMENT "A" TO "B", UTM ZONE 18 (76° WEST LONGITUDE) NAD83 (CSRS) (2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974623.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the REGULATIONS made under them.
2. The SURVEY was completed on the 12th day of December, 2023.

DATE: JANUARY 26, 2024

Phil W. Chitty
PHIL W. CHITTY - O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-69966.



Party Chief: TC	Instrument: MT	Checked By: PEC	Plan By: FF
HOPKINS CHITTY LAND SURVEYORS INC. Ontario Land Surveyors www.hopkinschitty.com			
1824 GARDINERS ROAD, SUITE 108 KINGSTON, ONTARIO K7P-0G2 Tel: (613) 384-0366 Fax: (613) 384-3513		PROJECT No. 2023-0790 LOT 12, CONCESSION 11 TOWNSHIP OF BEDFORD	

AERIAL IMAGES



WELL RECORD 1/2

Ontario Ministry of the Environment, Conservation and Parks
Well Record Regulation 903 Ontario Water Resources Act
 Well Tag No. (Place Sticker and/or Print Below) **Tag#: A349808** Page 1 of 1

Measurements recorded in: Metric Imperial

Well Owner's Information
 First Name: GURR Last Name/Organization: BUILDING SERVICES E-mail Address: _____
 Mailing Address: _____

Well Location
 Address of Well Location (Street Number/Name): _____ Township: BENFORD Lot: 12 Concession: 11
 County/District/Municipality: FRONTENAC City/Town/Village: SOUTH FRONTENAC Province: Ontario Postal Code: _____
 UTM Coordinates: Zone, Easting: NAD 83 18 384 433 114 114 Northing: _____ Municipal Plan and Sublot Number: _____ Other: NORTH LOT

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
<u>BROWN</u>	<u>SAND</u>			<u>0' 2'6"</u>
<u>GREY/RED</u>	<u>GRANITE</u>			<u>2'6" 39'</u>
<u>GREY</u>	<u>GRANITE</u>			<u>39' 250'</u>
<u>RED</u>	<u>GRANITE</u>			<u>250' 325'</u>

Annular Space
 Depth Set at (m/ft) From: 20 To: 0 Type of Sealant Used (Material and Type): CEMENT Volume Placed (m³/ft³): 7 FT³

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): CUSTOMER
 Duration of pumping: 1 hrs + 0 min
 Final water level end of pumping (m/ft): 5 SETTING WELL
 If flowing give rate (l/min/GPM): 10 FRACTURED
 Recommended pump depth (m/ft): _____
 Recommended pumping rate (l/min/GPM): _____
 Well production (l/min/GPM): _____
 Disinfected? Yes No

Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
1		1		
2		2		
3		3		
10				
15				
20				
25				
30				
40				
50				
60				

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 _____
 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
<u>6 1/4"</u>	<u>STEEL</u>	<u>18 cm + 2"</u>	<u>20'</u>	
<u>6"</u>	<u>OPEN HOLE</u>		<u>20'</u>	<u>325'</u>

Construction Record - Screen

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

Water Details
 Water found at Depth (m/ft): 250' Kind of Water: Fresh Unfiltered Gas Other, specify _____
 Water found at Depth (m/ft): _____ Kind of Water: Fresh Unfiltered Gas Other, specify _____
 Water found at Depth (m/ft): _____ Kind of Water: Fresh Unfiltered Gas Other, specify _____

Hole Diameter

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

Well Contractor and Well Technician Information
 Business Name of Well Contractor: JOY KNOX WELL DRILLING LTD Well Contractor's Licence No.: 3121012
 Business Address (Street Number/Name): 580 PEACH RD Municipality: GLENBURNE
 Province: ONT Postal Code: K0H1S6 Business E-mail Address: _____
 Bus. Telephone No. (inc. area code): 6135461104 Name of Well Technician (Last Name, First Name): KNOX, JOHN
 Well Technician's Licence No.: 2879 Signature of Technician and/or Contractor: _____ Date Submitted: Y|Y|Y|Y M|M|D|D

Map of Well Location
 Please provide a map below following instructions on the back.

Comments: _____

Well owner's information package delivered: Yes No
 Date Package Delivered: 2022/01/28
 Date Work Completed: Y|Y|Y|Y M|M|D|D

Ministry Use Only
 Audit No: 2394471
 Received: _____

© Queen's Printer for Ontario, 2020 **Well Owner's Copy**

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 _____
BEDFORD NORTH LOT

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'

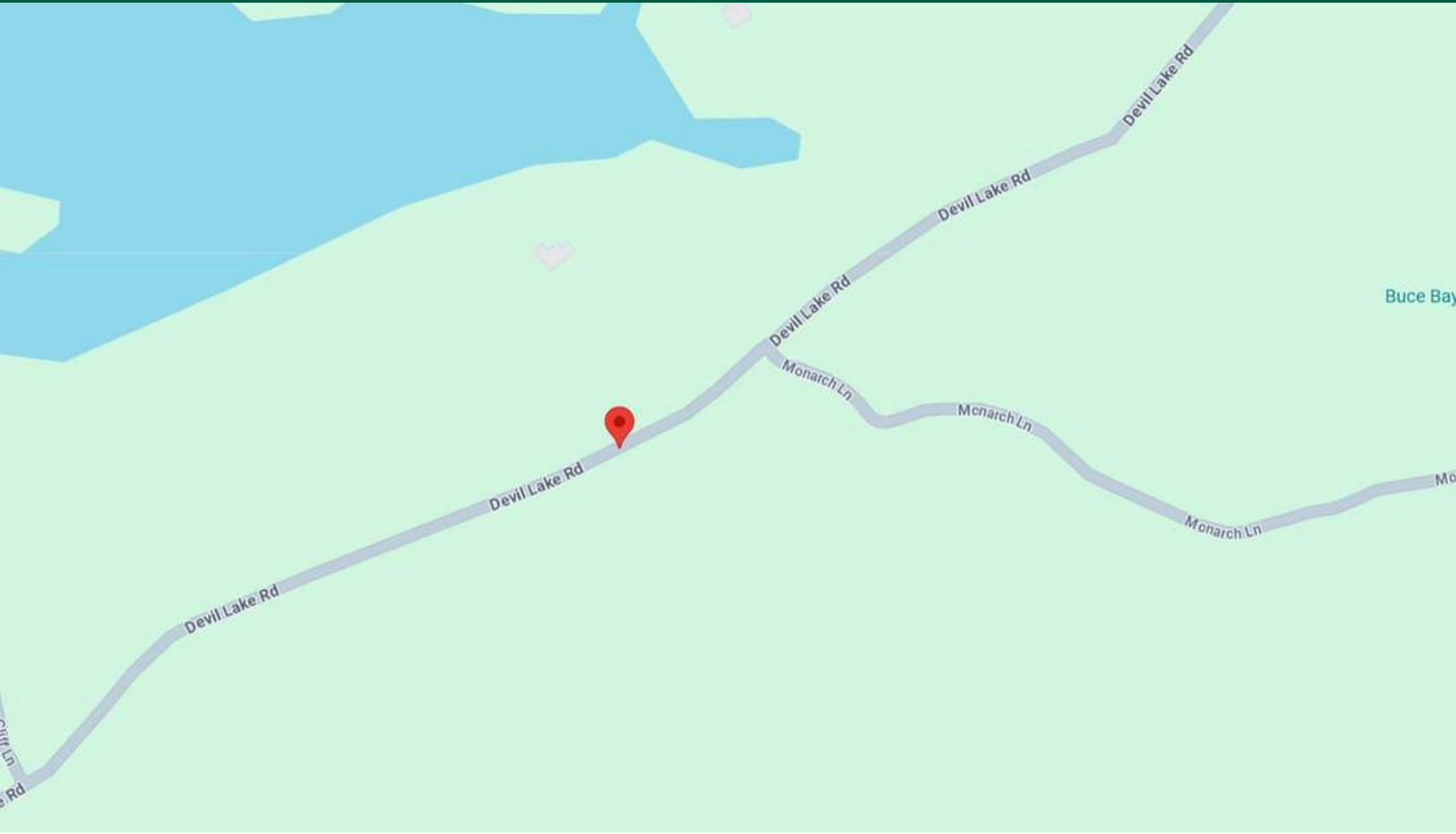
REMARKS: WELL TAG #A349808

WELL IS 325' DEEP

RECOMMENDED PUMP DEPTH 320'
RECOMMENDED RATE 4G.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 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 GROS:
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](#)

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
POWERED by [itsrealestate.ca](#). All rights reserved.



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

Your Total Real Estate Package!