

# 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

GURR REAL ESTATE GROUP

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# Your Total Real Estate Package!

Tammy & Heath Gurr Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com



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#### Features

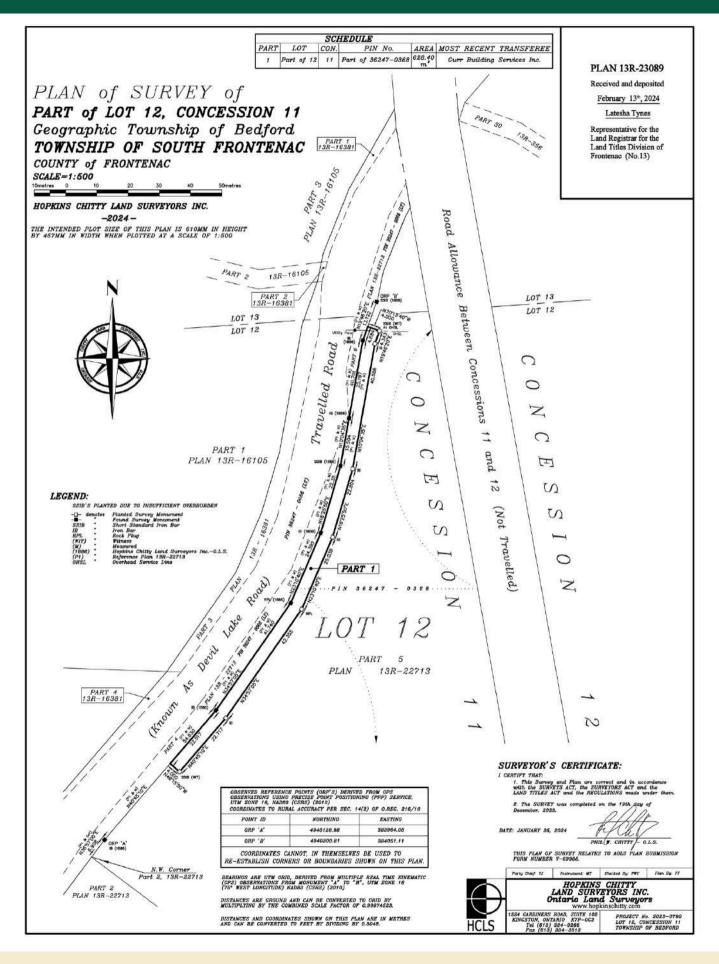
- Vacant land that will immerse you in nature!
- This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings.
- There is a laneway in place as well as a deep, drilled well with plenty of water.
- The property is located directly across the road from Little 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.



# **SURVEY**



# **AERIAL IMAGES**



# WELL RECORD 1/2

Well Owner's Int	orded in:	Minoperial	Tag#:A34	19808	Regulatio		Page		01
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County/District/Munic	apality	New Contraction	SOLUTH ELO	DINTENAC	13	Provinc	0	Post	I Code
UTM Coordinates Zo	INAC	-				Onta	irio	11	
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		-		a series and the series of the	- Ale				
			Manager 12						
		- China	Sec. 1	1					
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From, To		al and Type)	(m³/ft³)	After test of well yield, wa			Vator Level	Time	Water Le (m/ft)
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								1000	COLUMN AND
		21/1		Pump intakê set at (m/ft)	CONTROL OF			2	
		24			A THE	2		THE FOL	
Method of Con		Well U		Pump intaké set at (m/t) Pumping rate (i/min / GPM	M)	2	Sme	3	
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# WELL RECORD 2/2

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DOX 33         GLENBURNIE, ONTARIO         KOH 150         Date SEPT 13/12         NAME GURR BUILDING SERVICES         ADDRESS         NDETH FRONT LOT 12 CON 1 BLOG LOT PLAN         DUMPING RECOVERY         IMIN         STATIC LEVEL /0:7' PUMP RATE 3½C.P.M         DUMPING RECOVERY         MIN         STATIC LEVEL /0:7' PUMP RATE 3½C.P.M         ZONIN         ADTOWNSHIP SOLUTH FRONT LOT 12 CON 1 BLOG LOT PLAN         NDETH LUT         MOUTH FRONT LOT 12 CON 1 BLOG LOT PLAN         MOUTH FRONT LOT 12 CON 1 BLOG LOT PLAN         MOUTH FRONT LOT 12 CON 1 BLOG LOT PLAN         MOUTH FRONT LOT 12 CON 1 BLOG LOT PLAN         STATIC LEVEL /0:7' PUMP RATE 3½C.P.M         2.0000         MAIN         WATER LEVEL END OF PUMPING 2.33.1'         2.0000         STATIC LEVEL /0:7         MIN         WELL TA & ##A3449.80         STATIC LEVEL /15. 3.2.5'.DEEP         353 <td< th=""><th></th><th>IACK KI</th><th></th></td<>		IACK KI	
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P.M</td></tr><tr><td><math display="block">\begin{array}{c ccccccccccccccccccccccccccccccccccc</math></td><td></td><td></td><td></td></tr><tr><td>20         5MIN           6MIN         6MIN           7MIN         REMARKS: WELL TAG#A34980           9MIN         9MIN           9MIN         WELL 15 325' DEEP           38         15MIN           45         20MIN           52         25MIN           57         30MIN           78.2         45MIN           78.2         45MIN           78.3         60MIN           1477.3         2HRS           177.1         3HRS           297.4         4HRS           217.1         5HRS</td><td></td><td></td><td>WATER LEVEL END OF PUMPIMG 233./</td></tr><tr><td>6MIN       7         7MIN       8         9MIN       9         9MIN       0         10MIN       0         45       20MIN         45       20MIN         52       25MIN         57       30MIN         78.2       45MIN         78.2       45MIN         77.1       3HRS         177.1       3HRS         177.1       3HRS         217.1       5HRS</td><td>20</td><td></td><td></td></tr><tr><td>7MIN       REMARKS: WELL TAG#434980         9MIN       9MIN         9MIN       WELL IS 325' DEEP         38       15MIN         45       20MIN         52       25MIN         57       30MIN         78.2       45MIN         78.2       45MIN         78.3       60MIN         78.4       45MIN         78.7       30MIN         78.2       45MIN         78.3       60MIN         747.3       2HRS         177.1       3HRS         217.1       5HRS</td><td>14</td><td></td><td></td></tr><tr><td>9MIN       9MIN         29.7       10MIN         38       15MIN         45       20MIN         52       25MIN         57       30MIN         78.2       45MIN         78.2       45MIN         78.3       60MIN         147.9       2HRS         177.1       3HRS         217.1       5HRS</td><td>1.52555</td><td>and the second sec</td><td>REMARKS: WELL TACH #A34980</td></tr><tr><td>38       15MIN      </td><td></td><td>A CAN A STATE OF A CAN A STATE OF A STATE OF</td><td></td></tr><tr><td>38       15MIN      </td><td>197</td><td></td><td>WELL IS 325 DEEP</td></tr><tr><td>39       30MIN      </td><td>38</td><td>and the second state of th</td><td></td></tr><tr><td>39       30MIN      </td><td>45</td><td></td><td>REMANNENDED PUMP DEPTH 3</td></tr><tr><td>78.2     45MIN       95.3     60MIN       147.9     2HRS       177.1     3HRS       297.4     4HRS       217.1     5HRS</td><td>52</td><td></td><td>HELDER POTE HEILH.</td></tr><tr><td>93.3         60MIN           147.3         2HRS           177.1         3HRS           299.4         4HRS           217.1         5HRS</td><td>59</td><td>and the second second</td><td>RECOMMENDED MAIL</td></tr><tr><td>147.9         2HRS           177.1         3HRS           297.4         4HRS           217.1         5HRS</td><td>18.2</td><td></td><td></td></tr><tr><td><u>177.1</u> 3HRS <u>199.4</u> 4HRS <u>217.1</u> 5HRS</td><td>15.5</td><td>the state of the set of the second seco</td><td></td></tr><tr><td><u>217.1</u> 4HRS</td><td>147.9</td><td></td><td>A CONTRACTOR OF A CONTRACTOR OF</td></tr><tr><td>217.1 SHRS</td><td></td><td>51110</td><td></td></tr><tr><td><u>233.1</u> 6HRS</td><td>177.1</td><td>4HRS</td><td></td></tr><tr><td></td><td>177.1</td><td>A DECEMBER OF A DECEMBER OF</td><td></td></tr><tr><td></td><td><math>\frac{177.1}{199.4}</math> 217.1</td><td>5HRS</td><td></td></tr><tr><td></td><td><math>\frac{177.1}{199.4}</math> 217.1</td><td>5HRS</td><td></td></tr></tbody></table>			





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

# **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

Active / Land

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

Listing ID: 40661793

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:SaleAcres Range:2-4.9Frontage:774.Lot Dimensions:774.Lot Irregularities:774.Lot Shape:PieCommon Interest:FreeTax Amt/Yr:\$405

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.

Property Access: Area Influences: View:		icipal Road al Exposure		— Exterior —	Front	ing:	East
Topography:	Rocky, Rolling, Wooded/Treed				vije ja vjedno mrzedalo na 🥌 ur		
				Land Information			
Utilities: Water Source: V Well Testing:	Well				Sewer: Water Treatr Location:	None nent: Rural	
	Cell Servic	e, Electricity Ava	ilable, Tel	ephone Available			
Acres Clear:		Acres Waste:		Acres Workable:			
Lot Front (Ft):	774.08	Lot Depth (Ft):	280.00	Lot Size: 4	.98 Acres		
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				roperty information			
Legal Desc:			DNCESSIO	roperty Information N 11 BEDFORD, PART !			N EASEMENT IN GROS
	OVER PA		DNCESSIO		SOUTH FRONT	TENAC	
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# **Questions? Contact us:**

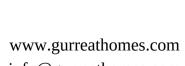
# Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office: 7 Spring Street, P.O. Box 148, Westport, ON K0G 1X0







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