

152-Acre Hunt Camp & Homestead

1236 Davey Road, Frontenac ON

Large acreage in a prime location!

This 152-acre property is located just 35 minutes north of Kingston and only 12 from the town of Verona. The property is currently being used as a hunt camp but could also be a great location for your family's next homestead. The property has many ideal features that the avid outdoors person is looking for and is truly a hunter's dream property with a mixture of hardwood bush, softwood groves, open fields, marsh and ponds. The beautiful and private pond is about 6 acres in size and is a perfect spot for hunting waterfowl or watching nature. There is a 15 - 20-acre open area located behind the old farmhouse that could be brought back to workable land if a hobby farm is in your future. The old farmhouse has been set up as a hunting camp with 6 bedrooms, a kitchen, a living room and has been a great refuge to get out of the weather and enjoy comradery.

- # X12602486
- \$ \$369,000
- 6 Bedrooms
- 0 Bathrooms
- 152 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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Features

Large acreage in a prime location!

- This 152-acre property is located just 35 minutes north of Kingston and only 12 from the town of Verona.
- The property is currently being used as a hunt camp but could also be a great location for your family's next homestead. The property has many ideal features that the avid outdoors person is looking for and is truly a hunter's dream property with a mixture of hardwood bush, softwood groves, open fields, marsh and ponds.
- The beautiful and private pond is about 6 acres in size and is a perfect spot for hunting waterfowl or watching nature.
- There is a 15 - 20-acre open area located behind the old farmhouse that could be brought back to workable land if a hobby farm is in your future.
- The old farmhouse has been set up as a hunting camp with 6 bedrooms, a kitchen, a living room and has been a great refuge to get out of the weather and enjoy comradery. There is a building next to the house that is set up as a large sauna and there is an outhouse nearby.
- The house runs off a generator but hydro is available approximately 1 km away down the road. There is a well on the property that has not been used in many years but could be utilized again.
- This property sits in an area that has many lakes that have public boat ramps and access for boating, fishing, swimming, etc.
- The Rivendell Golf Course is close by along with the Piccadilly Arena as well as places to shop for supplies or get a bite to eat.
- There are trails throughout the property where you can enjoy peace and relaxation while surrounded by the sounds of nature. Fantastic opportunity!

Directions

- Highway 38, left on oak Flats Road, Left on Davey Road, Property 1km on right.

MORE INFORMATION

Property Highlights:

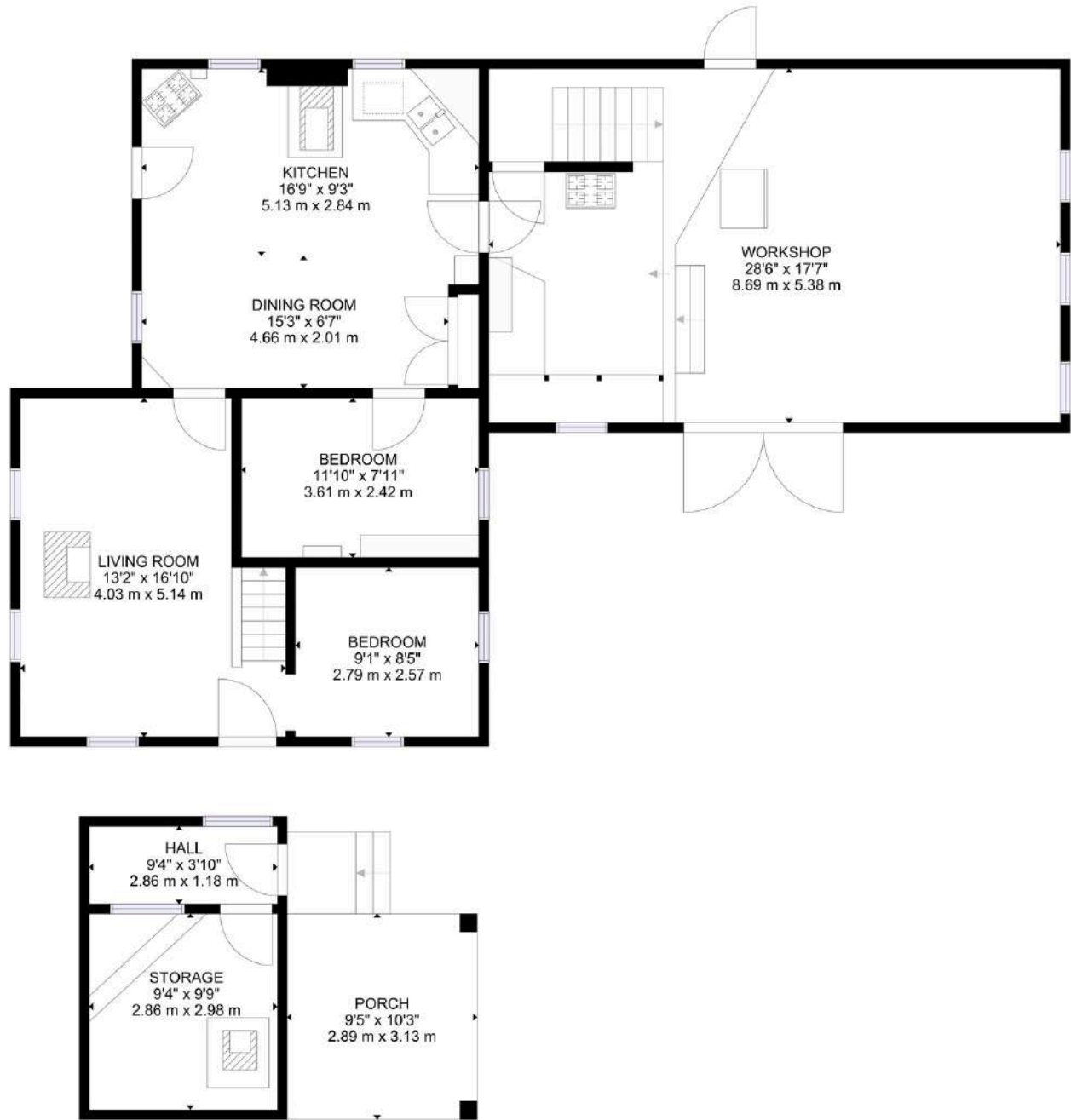
- A rare 152-acre blank canvas with over 2000 ft. of road frontage.
- Spacious two-storey farmhouse (7 bedrooms) offering a solid shell, currently used as a camp.
- Presents a unique opportunity to create a custom getaway or private family compound.
- Large pond serves as an excellent waterfowl habitat, with potential for dredging into a recreational swimming pond.
- Expansive, sunny field provides an ideal building site for a new residence, equestrian facilities, or a solar panel array.
- Outbuildings include a large outdoor sauna, woodshed, and storage shed.
- Property features two existing drilled wells (currently unused) as a foundation for future water systems.
- Current utilities include a generator for power and an outhouse, offering a rustic experience with full modernization potential.
- Enjoy a balance of seclusion and convenience, located close to Rivendell Golf Course and the town of Verona.
- Easily accessible for weekend retreats, located approximately 2.5 hours from Toronto.
- A premier investment for those seeking a substantial land parcel to fully tailor to their vision.



GALLERY



FLOOR PLAN 1/2

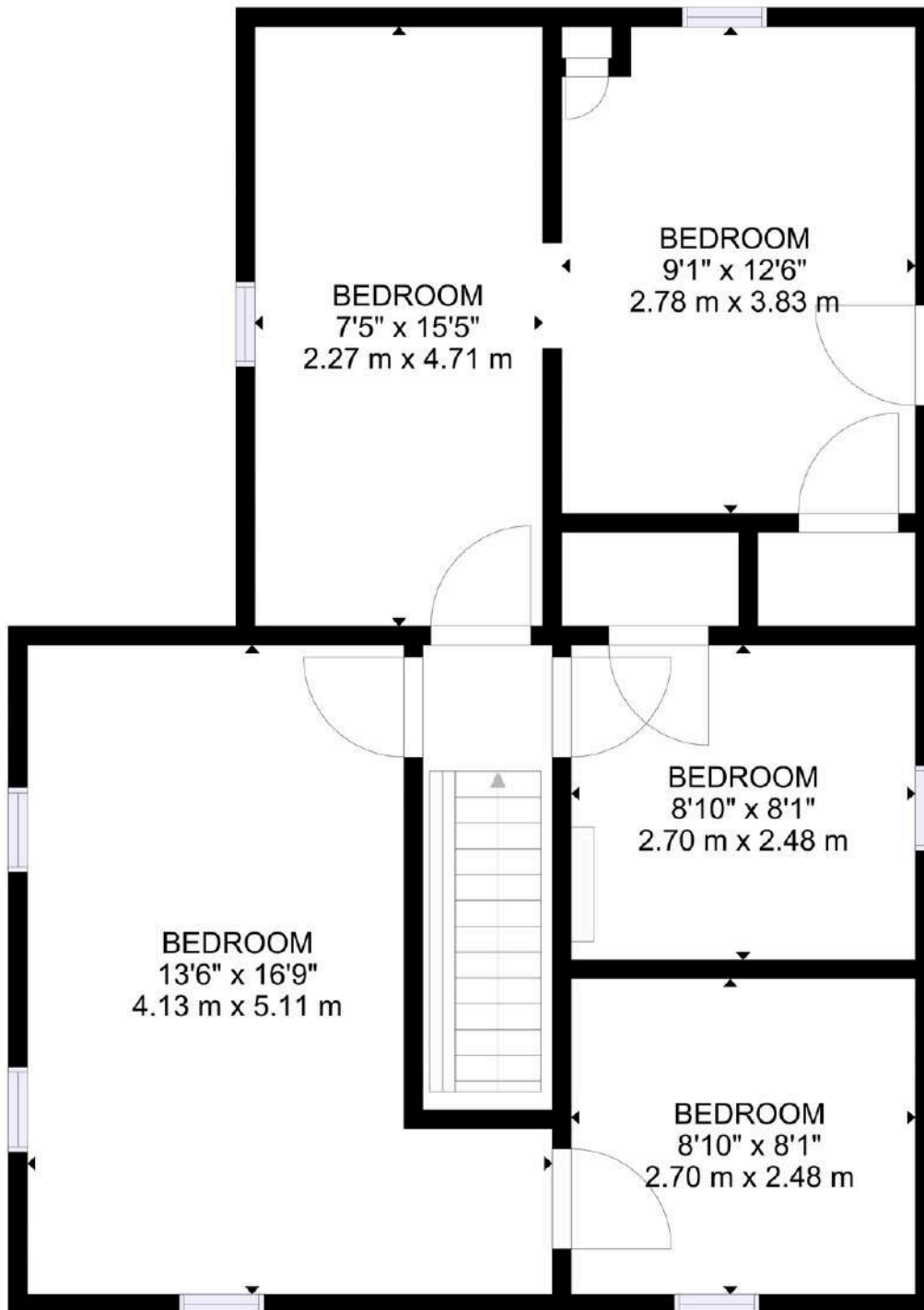


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1306 sq.ft, 121 m², FLOOR 2: 655 sq.ft, 61 m²
EXCLUDED AREA: PORCH: 97 sq.ft, 9 m²
TOTAL: 1961 sq.ft, 182 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2

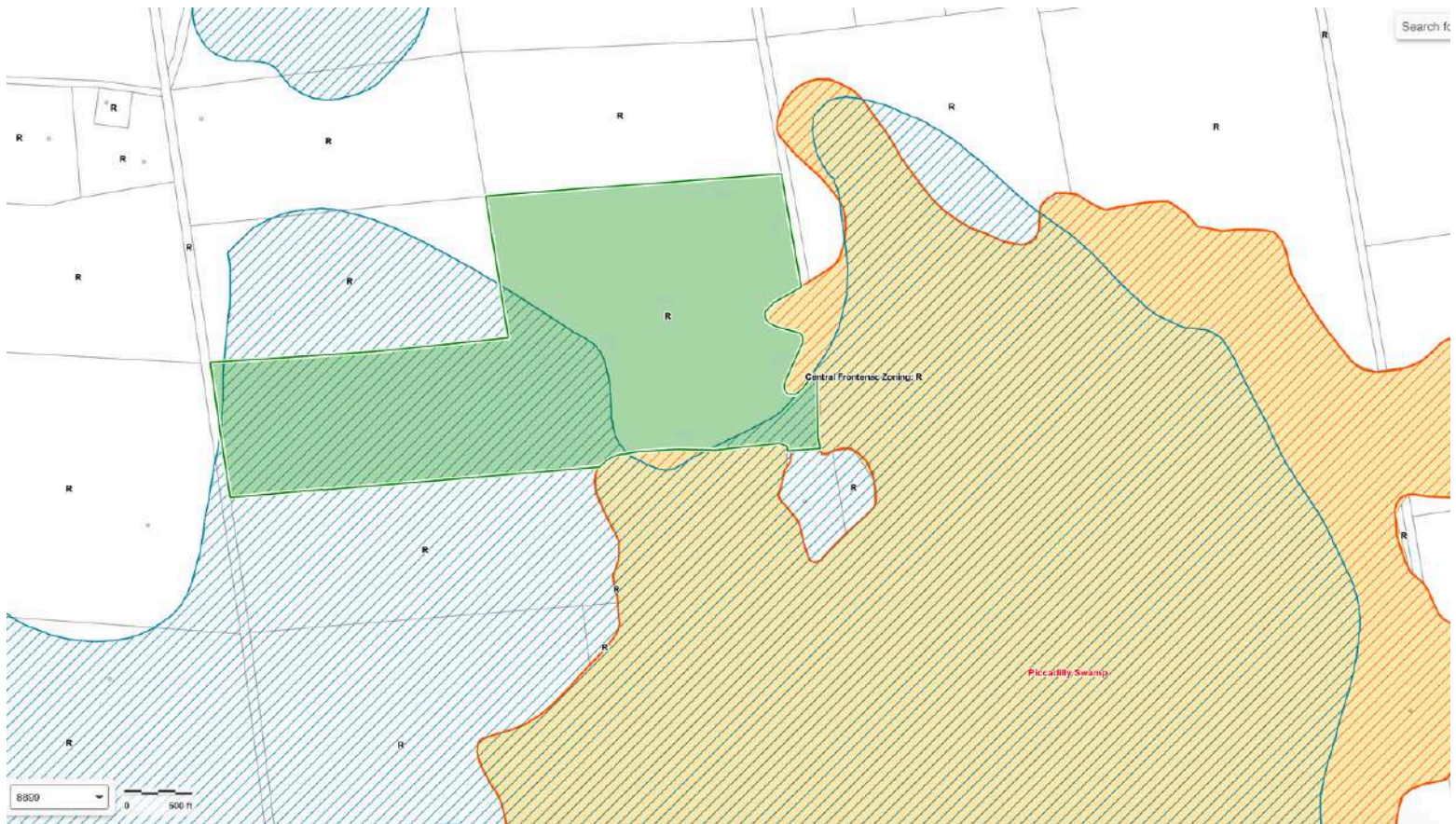


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1306 sq.ft, 121 m², FLOOR 2: 655 sq.ft, 61 m²
EXCLUDED AREA: PORCH: 97 sq.ft, 9 m²
TOTAL: 1961 sq.ft, 182 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ZONING MAP & AERIAL IMAGES



5.16 RURAL – R ZONE

No **person** shall **use** any land or **erect, alter** or **use** any **building** or **structure** in the –rural (R) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.16.1 Permitted Uses

- Agricultural Use
- Agriculturally Related Commercial/Industrial Uses
- Airfield, Private
- Ambulance Base
- Animal Shelter
- Brewery or Winery
- Camp (see section 4.7)
- Campground
- Cemetery (see Section 4.30)
- Commercial Greenhouse
- Communications Facility
- Community Centre
- Conservation Use
- Construction Yard or Contractors Yard
- Custom Workshop
- Day Care for Children (see Section 4.10)
- Day Nursery
- Dwelling - Duplex
- Dwelling – Mobile Home
- Dwelling - Modular
- Dwelling – Park Model Trailer
- Dwelling – Seasonal
- Dwelling – Semi-detached
- Dwelling – Single Detached
- Dwelling – Tiny House
- Equestrian Establishment
- Farm Produce Outlet
- Forestry Use
- Geothermal Power Facility
- Group Home (see Section 4.119)
- Accessory Dwelling (see Subsection 5.16.3[e])
- Additional Residential Unit (see Section 4.2)
- Camp (see Section 4.6)
- Bed and Breakfast Establishment (see Section 4.4)
- Boat House
- Dock (see Section 4.1.1.12-14)
- Farm Vacation Establishment
- Garden Suite (see Section 4.2)
- Home Based Business (see Section 4.20)
- On-farm Diversified Uses
- Helipad
- Hobby Farm
- Institutional Use
- Kennel
- Live/Work Unit (see Section 4.20.4)
- Log Hauling Operation
- Logging Camp
- Maple Syrup Processing Establishment
- Marine Facility
- Nature Trail
- Park, Playground, Outdoor Recreation Use
- Parking Area
- Place of Assembly
- Place of Worship
- Portable Asphalt/Concrete Plant (see Section 4.26.3)
- Private Club
- Public Service Use/Public Utility (see Section 4.42)
- Renewable Energy System
- School
- Shooting Range or Rifle Club
- Studio
- Tourist Outfitters Establishment
- Wayside Quarry (see Section 4.26)
- Wayside Pit (see Section 4.26)
- Recreational Vehicle (see Section 4.1.2)
- Sleep Cabin (see Section 4.2)
- Solar Collector (noncommercial)
- Storage Container (see 4.1.3)
- Swimming Pool (see Section 4.1.4)
- Temporary Car Shelter (see 4.1.3)
- Wind Turbine (noncommercial)
- Yurt

Accessory Uses, Buildings and Structures (see Section 4.1)

RESIDENTIAL ZONING INFO 2/3

5.16.2

Zone Requirements

1. **Kennel (see Section 4.22)**

Minimum Lot Area.....	4 ha [9.9 ac.]
Minimum Lot Frontage.....	92 m [301.8 ft.]

Minimum Yard Requirements

All Yards.....	30 m [98.4 ft.]
Maximum Building Height.....	10 m [32.8 ft.]
Maximum Building Height - Accessory Building.....	6 m [19.7 ft.]

2. **Residential Uses**

Minimum Lot Area	0.8 ha [2 ac.] plus 0.4 ha [1 ac.] for each additional dwelling unit
Minimum Lot Frontage.....	46 m [150.9 ft.]

Minimum Yard Requirements

Front Yard.....	7 m [22.9 ft.]
Rear Yard.....	7 m [22.9 ft.]
Interior Side Yard.....	3 m [9.8 ft.]
Exterior Side Yard.....	7 m [22.9 ft.]

Maximum Building Height

Main Building.....	10 m [32.8 ft.]
Accessory Building.....	6 m [19.7 ft.]

Maximum Lot Coverage

Main Building

15% to a maximum ground floor area footprint of	375 m2 [4,036 ft.2]
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Accessory Uses, Buildings and Structures

5% to a maximum ground floor area footprint of	93 m2 [1,001 ft.2]
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Minimum Gross Floor Area per Dwelling.....	27.9 m2 [300 ft.2]
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Maximum Number of Dwelling Units per Lot

Dwelling - Single detached, mobile home, seasonal, group home
(excluding **additional residential units**) 1

3. **Agricultural Uses**

Minimum Lot Area.....	4 ha [9.88 ac.]
Minimum Lot Frontage.....	61 m [200.13 ft.]

Minimum Yard Requirements

Front Yard.....	15 m [49.2 ft.]
All Other Yards.....	10 m [32.8 ft.]

4. **Camp (see Section 4.7)**

Minimum Lot Area.....	5 ha [12.35 ac.]
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Minimum Yard Requirements

Front Yard.....	15 m [49.2 ft.]
All Other Yards.....	10 m [32.8 ft.]

Maximum Lot Coverage - all uses, buildings and structures 20%

Maximum Building Height - Main Building.....	10 m [32.8 ft.]
Maximum Building Height - Accessory Building.....	6 m [19.7 ft.]

5.16.3

Additional Provisions

1. Despite anything in **Section 5.16.2** to the contrary, on land within 300 m [984.2 ft.] of the **high-water mark** of Silver Lake, Crow Lake, Eagle Lake and the west basin of Sharbot Lake, the maximum **permitted** number of **dwelling units** per **lot** shall be one (1).
2. Despite anything in **Section 5.16.2** to the contrary, **wayside pits** and **wayside quarries** shall be subject only to a minimum **yard** requirement of 15 m [49.2 ft.].
3. No **person** shall **erect** any **building** or **structure** in the Rural (R) Zone unless the **lot** upon which such **building** or **structure** is to be **erected** has **frontage** onto and direct access to a **public street**. [See **Section 4.18**]
4. Recreational Vehicle – see **Section 4.1.2**
5. An **accessory dwelling** may be located within a **building** occupied by any **commercial use** except an automotive use or may be detached. Where the **dwelling unit** is detached, the minimum **lot area** shall be as set out in the General Residential (R1) Zone and shall be added to the minimum **lot area** in the Rural (R) Zone.
6. Despite the Maximum Number of *Dwellings Units* per Lot allowed in the Rural (R) Zone, an **additional residential dwelling** shall be permitted in accordance with **Section 4.2**.
7. **Accessory uses, buildings and structures**, parking, special separation distances and other general provisions shall be in accordance with **Section 4** of this By-law.
8. **Domestic Poultry and Livestock**
 - (a) A **lot** vacant lands or lands occupied by a **dwelling unit** may be **used** for the keeping of domestic livestock kept or used for non-commercial food production including domestic poultry (i.e., chickens, ducks, geese, pigeons, quail, pheasants, turkeys), and domestic livestock (i.e., rabbits) based on the following **nutrient unit** to **lot area** ratio:
 - up to 0.1 **nutrient unit** provided the minimum **lot area** shall be 0.2 ha [0.5 ac.]
 - up to 0.2 **nutrient unit** provided the minimum **lot area** shall be 0.4 ha [1 ac.]
 - up to 0.4 **nutrient unit** provided the minimum **lot area** shall be 0.8 ha [2 ac.]
 - up to 0.6 **nutrient unit** provided the minimum **lot area** shall be 1.21 ha [3 ac.]
 - up to 0.8 **nutrient unit** provided the minimum **lot area** shall be 1.61 ha [4 ac.]
 - up to 1.0 **nutrient unit** provided the minimum **lot area** shall be 2.02 ha [5 ac.]
 - between 1.0 and 5.0 **nutrient units** provided the minimum lot area shall be 4.04 ha [10 ac.]
 - greater than five (5) **nutrient units** provided the minimum lot area exceeds 4.04 [10 ac.]and provided any associated **livestock facility** and manure storage facility complies with the **Minimum Distance Formula**.
 - (b) Domestic livestock shall not be deemed to include swine, goats, cattle, horses and donkeys or similar large animals.
 - (c) Domestic livestock and poultry may run free range provided the lot is fenced and provided all livestock are internally sheltered overnight and that caged **structures** comply with the required **zone regulations** for **setbacks**.
9. The minimum lot frontage for a Shoreline Lot on a Narrow Channel shall be:
 - Channel Width of 90 m [295.2 ft.] or less - 120 m [393.7 ft.]
 - Channel Width of 90.1 m [295.6 ft.] to 150 m [492.1 ft.] - 90 m [295.2 ft.]
10. The provisions of **Section 4.4.5** through **4.4.8** shall apply to a **farm vacation establishment**.
11. All applicable **zone regulations** of **Section 4 – General Provisions** shall apply.

5.18 ENVIRONMENTAL PROTECTION - EP

No **person** shall use any land or **erect, alter** or use any **building or structure** in the Environmental Protection (EP) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.18.1 Permitted Uses

- **Conservation Use**
- **Forestry Use**
- **Natural Heritage Features and Areas** (see **Sections 4.26 and 4.27**)
- **Public Service Use/Public Utility** (see **Section 4.42**)

5.18.2 Zone Requirements

5.18.3 Additional Provisions

1. No **development** or **site alteration** shall be permitted in an Environmental Protection (EP) Zone except where required for flood control under **Section 4.17** of this By-law.
2. All land under water is within the Environmental Protection (EP) Zone and **uses** of such land shall be limited to only those specifically approved by the Ministry of Natural Resources and/or the appropriate Conservation Authority.
3. See also requirements of **Section 4.26** of this By-Law for separation distances for various land uses.
4. All applicable **zone regulations** of **Section 4 – General Provisions** shall apply.

5.18.4 Exception Zones

1. Environmental Protection Constraint Overlay (EP-1) Zone

No **person** shall **use** any land or **erect, alter** or use any **building or structure** in the Environmental Protection Constraint Overlay (EP-1) zone except in accordance with the provision of this Section and any other relevant Sections of this By-law.

Permitted uses

Development shall be permitted for uses in the underlying zone unless the lands are rezoned to a zone appropriate for the proposed use, subject to verification that acceptable engineering techniques can be utilized for construction on organic soils. **Existing uses** shall be **permitted** and extensions thereto subject to the requirements of the Building Code.

2. Environmental Protection (EP-PSW) Zone – Provincially Significant Wetland

No **person** shall **use** any land or **erect, alter** or use any **building or structure** in the Environmental Protection (EP-PSW) zone except in accordance with the provision of this Section and any other relevant Sections of this By-law.

Permitted Uses

- **Provincially Significant Wetland**

Additional Provisions

- No **development** shall be **permitted** in a **provincially significant wetland**.

3. Environmental Protection (EP-LSW) Zone – Locally Significant Wetland

No **person** shall **use** any land or **erect, alter** or **use** any **building or structure** in the Environmental Protection (EP-LSW) zone except in accordance with the provision of this Section and any other relevant Sections of this By-law.

Permitted Uses

- **Locally Significant Wetland**

Additional Provisions

- No **development** shall be **permitted** in a **locally significant wetland**

4. Environmental Protection (EP-C) Zone – Parks, Conservation Areas and Crown Land

No **person** shall **use** any land or **erect, alter** or use any **building or structure** in the Environmental Protection (EP-C) zone except in accordance with the provision of this Section and any other relevant Sections of this By-law.

Permitted Uses

- Crown land
- **Conservation Area**
- Provincial Park
- Conservancy Area (i.e., lands owned or in trust by a conservation interest such as Duck's Unlimited)

5. Environmental Protection Constraint Overlay (EP-ANSI) Zone (Area of Natural and Scientific Interest)

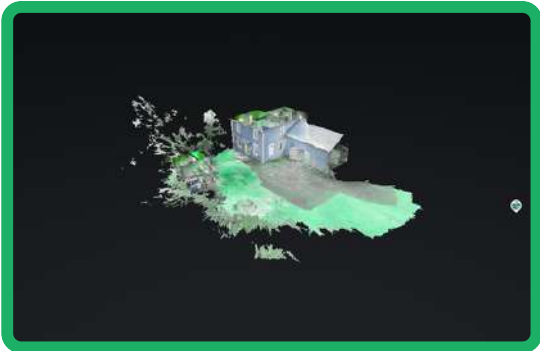
No **person** shall **use** any land or **erect, alter** or use any **building or structure** in the Environmental Protection Constraint Overlay (EP-ANSI) zone except in accordance with the provision of this Section and any other relevant Sections of this By-law.

Permitted Uses

Development shall be **permitted** for **uses** in the underlying **zone** subject to verification that there will be no **negative impacts** on the natural features of the **Area of Natural and Scientific Interest** (ANSI).

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=xpo1NwjGGsu>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/ft3H0s5JvyA>

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/pvEkTiToDfDkyng6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1236DaveyRoad/>

MLS LISTING

	1236 Davey Rd Frontenac Ontario K0H 2T0 Frontenac 45 - Frontenac Centre Frontenac SPIS: N Taxes: \$1,239.76/2025 DOM: 0					List: \$369,000 For: Sale		
	Detached Link: N 2-Storey Lot: 2036 x 2169 Feet Irreg: Dir/Cross St: Oak Flats Road, Davey Road Directions: Highway 38, left on oak Flats Road, Left on Davey Road, Property 1km on right		Front On: W Acre: 100+		Rms: 8 Bedrooms: 6 Washrooms: 0			
	MLS#: X12602486 PIN#: 361520007 Possession Remarks: TBD Legal: PT LT 3-4 CON 6 HINCHINBROOKE AS IN FR539140; CENTRAL FRONTENAC							
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:			Exterior: Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 10 Tot Prk Spcs: None ¹⁰ UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Lake/Pond, Rolling, Wooded/Treed Exterior Feat: Privacy, Private Pond Interior Feat: Carpet Free, Sauna Security Feat: None			Zoning: R, EP Cable TV: N Hydro: N Gas: N Phone: N Water: Well Water Supply Type: None Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: None Under Contract: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Sauna, Shed Survey Type: None		
Topography: Wooded/Treed Waterfront: None			Easements/Restrict: Environ Protectd Rural Services: Cell Services Sewage: Privy					
#	Room	Level	Length (ft)	Width (ft)	Description			
1	2nd Br	Main	8.86	x8.53	Hardwood Floor	Wood Stove		
2	Living	Main	16.73	x10.5	Hardwood Floor			
3	Kitchen	Main	15.42	x14.76	Hardwood Floor			
4	3rd Br	Main	11.48	x7.87	Hardwood Floor			
5	Prim Bdrm	2nd	16.4	x9.84	Hardwood Floor			
6	4th Br	2nd	8.86	x 8.2	Hardwood Floor			
7	5th Br	2nd	15.42	x 7.22	Hardwood Floor			
8	Br	2nd	12.14	x 9.19	Hardwood Floor			
Client Remks: Large acreage in a prime location! This 152-acre property is located just 35 minutes north of Kingston and only 12 from the town of Verona. The property is currently being used as a hunt camp but could also be a great location for your family's next homestead. The property has many ideal features that the avid outdoors person is looking for and is truly a hunter's dream property with a mixture of hardwood bush, softwood groves, open fields, marsh and ponds. The beautiful and private pond is about 6 acres in size and is a perfect spot for hunting waterfowl or watching nature. There is a 15 - 20-acre open area located behind the old farmhouse that could be brought back to workable land if a hobby farm is in your future. The old farmhouse has been set up as a hunting camp with 6 bedrooms, a kitchen, a living room and has been a great refuge to get out of the weather and enjoy comradery. There is a building next to the house that is set up as a large sauna and there is an outhouse nearby. The house runs off a generator but hydro is available approximately 1 km away down the road. There is a well on the property that has not been used in many years but could be utilized again. This property sits in an area that has many lakes that have public boat ramps and access for boating, fishing, swimming, etc. The Rivendell Golf Course is close by along with the Piccadilly Arena as well as places to shop for supplies or get a bite to eat. There are trails throughout the property where you can enjoy peace and relaxation while surrounded by the sounds of nature. Fantastic opportunity!								
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595								



Questions? Contact us:

Tammy & Heath Gurr

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