

	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:		Front On: W Acre: 100+		Rms: 8 Bedrooms: 6 Washrooms: 0		
	Dir/Cross St: Oak Flats Road, Davey Road						
	Directions: Highway 38, left on oak Flats Road, Left on Davey Road, Property 1km on right						
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: 10 UFFI: Pool: None 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: Under Contract: None 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	x 8.53	Hardwood Floor	Wood Stove	
2	Living	Main	16.73	x 10.5	Hardwood Floor		
3	Kitchen	Main	15.42	x 14.76	Hardwood Floor		
4	3rd Br	Main	11.48	x 7.87	Hardwood Floor		
5	Prim Bdrm	2nd	16.4	x 9.84	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							