



*Deep Water, Stunning Sunsets,  
Make This Cottage Your Own!*

**1379 Everett Lane, Frontenac, ON**

**Cottage life awaits!**

Beautiful deep clean water can be found at this property on Knowlton Lake. This 3 bedroom, 1 bathroom cottage sits elevated from the lake with beautiful westerly views over the water. Enjoying gorgeous sunsets is easy right from your front deck or down at the large dock. The cottage has some unfinished areas allowing you to make it your own, and there is a new wood stove in the main area that has not been hooked up but is ready for the new owner. The cottage is serviced by a lake water system and holding tank. Knowlton Lake is located approximately 30 km north of Kingston and just a few km north of the village of Sydenham where you will find most amenities you require. Knowlton Lake is approximately 482 acres in size with a maximum depth of about 110 feet and an average depth of 32 feet. Fish for bass or perch or enjoy swimming in the deep clean waters off the dock.

- # X12315831
- \$ \$464,500
- 3 Bedrooms
- 1 Bathroom
- 0.435 Acres
- Knowlton Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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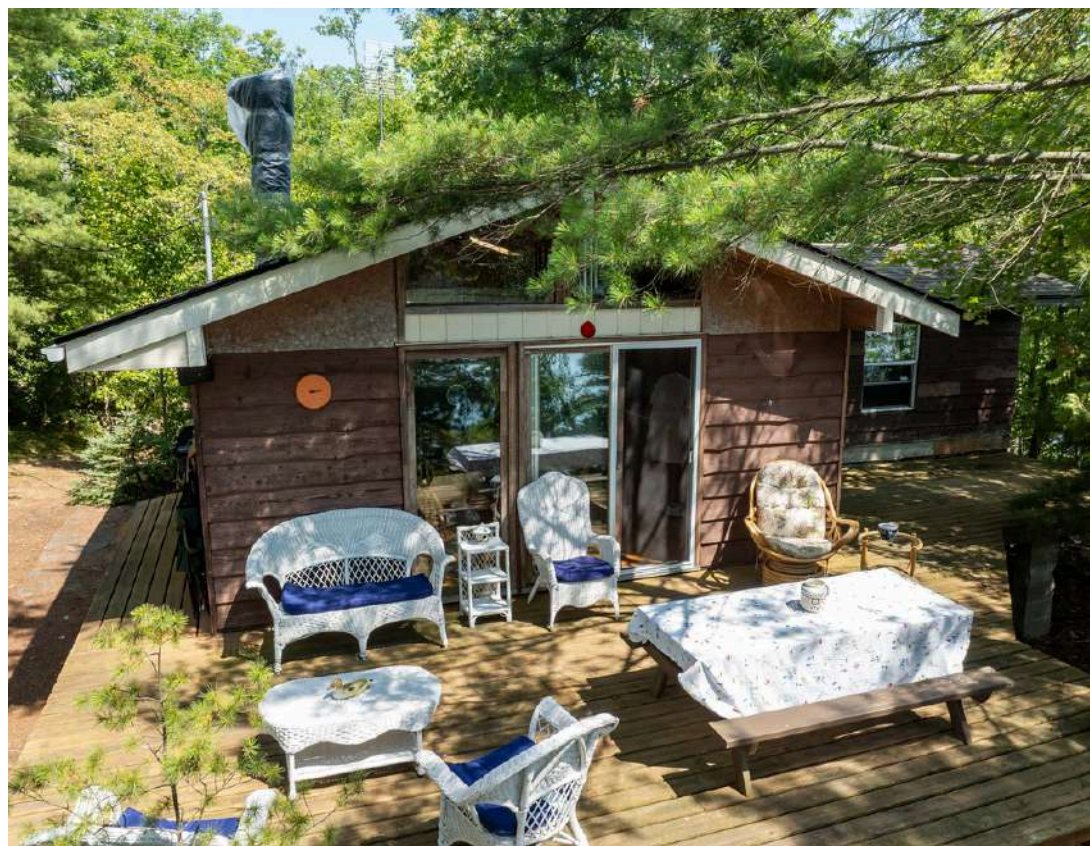


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Frontenac, ON**

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## Features

### *Cottage life awaits!*

- Beautiful deep clean water can be found at this property on Knowlton Lake.
- This 3 bedroom, 1 bathroom cottage sits elevated from the lake with beautiful westerly views over the water.
- Enjoying gorgeous sunsets is easy right from your front deck or down at the large dock.
- The cottage has some unfinished areas allowing you to make it your own, and there is a new wood stove in the main area that has not been hooked up but is ready for the new owner.
- The cottage is serviced by a lake water system and holding tank.
- Knowlton Lake is located approximately 30 km north of Kingston and just a few km north of the village of Sydenham where you will find most amenities you require.
- Knowlton Lake is approximately 482 acres in size with a maximum depth of about 110 feet and an average depth of 32 feet. Fish for bass or perch or enjoy swimming in the deep clean waters off the dock.
- The cottage is a seasonal cottage but access throughout the winter is available as the road is plowed in this area.

## Directions

- North of Sydenham onto Gould Lake Road to Everett Lane. Follow to #1379 on left.



# MORE INFORMATION

## Recent Upgrades & Custom Improvements

### Turnkey Potential Meets Your Vision!

- **2025 Modern Plumbing Overhaul:** All plumbing replaced with durable PEX piping for worry-free maintenance.
- **New Hardwood Flooring:** Freshly installed in the kitchen and great room, adding warmth and charm.
- **Unfinished Spaces Await Your Touch:** Personalize the cottage with ease; ideal for DIY enthusiasts or future expansion.
- **Premium Dock & Water Access:** Features a *new floating dock*, sturdy ramp, and an extensive stair system leading to a scenic deck overlooking the water.
- **South-Side Addition:** Includes a cozy bedroom, bathroom (with shower, vanity, and large holding tank), and a functional hallway for added space.
- **Updated Kitchen:** Updated cupboards, appliances (fridge, stove, microwave), and a hot water tank for modern convenience.
- **Ambience & Entertainment:** Stereo systems (indoor/outdoor), TV, and floodlit stairs for evening safety and lakeside vibes.
- **Winter-Ready Access:** Road is plowed year-round, allowing visits even in the off-season.
- **Bonus:** A brand-new, never-used wood stove (ready for installation) promises cozy winters by the fire.

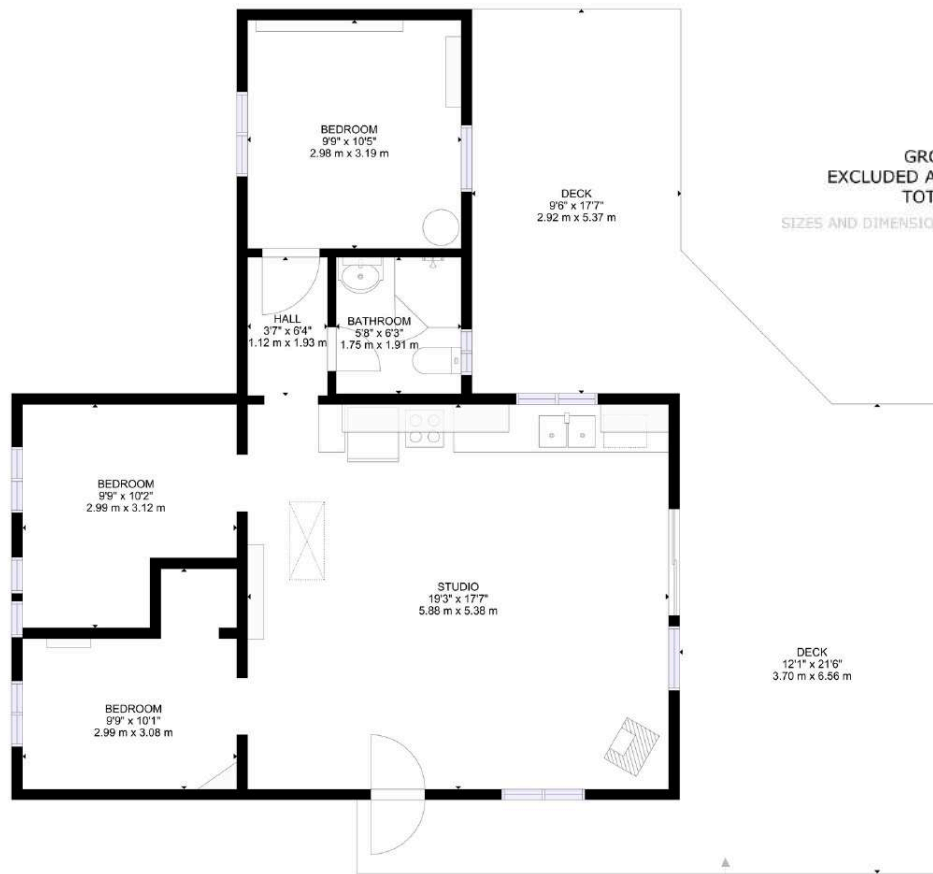
### Expenses (2024):

Property Taxes	Hydro	Insurance
\$1191.80	\$1059	\$1336





# FLOOR PLAN & AERIAL IMAGES



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=f2JHSgJMy74>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/6-NhIZwbTxA>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/KZNwypJLcH8NHM4d6>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/1379EverettLane/>

# MLS LISTING



**1379 Everett Lane** **List: \$464,500 For: Sale**

**Frontenac Ontario K0H 2T0**

Frontenac 47 - Frontenac South Frontenac

**SPIS:** N

**Taxes:** \$1,191.80/2025

**DOM:** 0

Other

**Link:**

Bungalow

**Front On:** W

**Acre:** < .50

**Rms:** 5

**Bedrooms:** 3

**Washrooms:** 1

1x3xMain

**Lot:** 116 x 157 Feet**Irreg:**

**Dir/Cross St:** Everett Lane / McConville Lane

**Directions:**

North of Sydenham onto Gould Lake Road to Everett Lane. Follow to #1379 on left

**MLS#:** X12315831

**PIN#:** 362740048

**Possession Remarks:** TBD

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** Y  
**Heat:** Other / Wood  
**A/C:** None  
**Central Vac:** N  
**Apx Age:** 1984  
**Year Built:** 1100-1500  
**Apx Sqft:** Irregular  
**Lot Shape:** GeoWarehouse  
**Lot Size Source:** Asphalt Shingle  
**Roof:** Concrete Block,Piers  
**Foundation:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Wood  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:** Private  
**Drive:** Drive Private 3  
**Park Spcs:** Tot 3 None  
**Prk Spcs:** UFFI:  
**Pool:** Energy  
**Cert:** Cert Level:  
**GreenPIS:** Prop  
**Feat:**  
 Fireplace/Stove, Lake Access, Place Of  
 Worship, School, Waterfront,  
 Wooded/Treed  
**Exterior Feat:**  
 Controlled  
 Entry,Deck,Fishing,Privacy,Seasonal Living  
**Interior Feat:** Carpet Free  
**Security Feat:**  
 Carbon Monoxide Detectors,Smoke  
 Detector

**Zoning:** RLSW  
**Cable TV:** N  
**Hydro:** Y  
**Gas:** N  
**Phone:** A  
**Water:** Other  
**Water Supply:** Lake/River  
**Sewer:** Tank  
**Spec Desig:** Unknown  
**Farm/Agr:** Direct  
**Waterfront:**  
**Retirement:**  
**HST Applicable to:** Not Subject to HST  
**Sale Price:**  
**Oth Struct:**  
**Survey Type:** Available

**Water Body Name:** Knowlton Lake

**Water Body Type:** Lake

**Water Frontage (M):** 35

**Topography:** Hilly,Rocky,Wooded/Treed

**Water Features:** Dock,Stairs to Waterfront,Waterfront-Deeded

**Access to Property:** Private Road,Year Round Private Road

**Docking Type:** Private

**Water View:** Direct

**WaterfrontYN:** Y

**Waterfront:** Direct

**Shoreline:** Clean,Deep,Rocky

**Shoreline Allowance:** None

**Shoreline Exp:** W

**Alternative Power:** None

**Easements/Restrict:** Unknown

**Rural Services:**

Cell Services,Electricity Connected,Garbage Pickup,Recycling  
 Pickup

**Waterfront Accessory Bldgs:** Not Applicable

**Sewage:** Privy

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	18.7	x17.06	Hardwood Floor Combined W/Living
2	Prim Bdrm	Main	10.17	x9.19	Hardwood Floor
3	Bathroom	Main	5.58	x5.25	3 Pc Bath
4	2nd Br	Main	10.17	x9.51	Hardwood Floor
5	3rd Br	Main	9.51	x6.56	Hardwood Floor

**Client Remks:** Cottage life awaits! Beautiful deep clean water can be found at this property on Knowlton Lake. This 3 bedroom, 1 bathroom cottage sits elevated from the lake with beautiful westerly views over the water. Enjoying gorgeous sunsets is easy right from your front deck or down at the large dock. The cottage has some unfinished areas allowing you to make it your own, and there is a new wood stove in the main area that has not been hooked up but is ready for the new owner. The cottage is serviced by a lake water system and holding tank. Knowlton Lake is located approximately 30 km north of Kingston and just a few km north of the village of Sydenham where you will find most amenities you require. Knowlton Lake is approximately 482 acres in size with a maximum depth of about 110 feet and an average depth of 32 feet. Fish for bass or perch or enjoy swimming in the deep clean waters off the dock. The cottage is a seasonal cottage but access throughout the winter is available as the road is plowed in this area.

**Inclusions:** Dock, Fridge, Stove, Microwave, Some Furniture and Cottage Contents, New Wood Stove (As Is)

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**Ph:** 613-273-9595





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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