



1379 Everett Lane
Frontenac Ontario K0H 2T0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$1,191.80/2025 **DOM: 0**

Other: Front On: W **Rms:** 5
Link: Acre: < .50 **Bedrooms:** 3
Bungalow **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: Year Built: 1984 Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block,Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None 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: Waterfront: Direct Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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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	x 17.06	Hardwood Floor	Combined W/Living	Combined W/Dining
2	Prim Bdrm	Main	10.17	x 9.19	Hardwood Floor		
3	Bathroom	Main	5.58	x 5.25	3 Pc Bath	Hardwood Floor	
4	2nd Br	Main	10.17	x 9.51	Hardwood Floor		
5	3rd Br	Main	9.51	x 6.56	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