



199 West Devil Lake Lane **List: \$569,000 For: Sale**
Frontenac Ontario K0H 2L0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$1,468.50/2024** **DOM: 0**

Cottage **Front On: E** **Rms: 6**
Link: **Acre: .50-1.99** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
 1x4xMain

Lot: 165 x 357 Feet Irreg: 0.7
Dir/Cross St: West Devil Lake Lane / Devil Lake Road

MLS#: X12021090 **PIN#: 362490020**
Possession Remarks: TBD

Kitchens: 1	Exterior: Alum Siding	Zoning: RLSW
Fam Rm: N	Drive: Pvt Double	Cable TV: N
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: N
Heat: Other / Wood	Tot Prk Spcs: 4	Phone: A
A/C: None	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 700-1100	Cert Level:	Spec Desig: Unknown
Assessment: 2024	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Fireplace/Stove, Lake Access, Waterfront,	Retirement:
Elevator/Lift:	Waterfront, Wooded/Treed	Oth Struct: Other
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Name: Devil Lake **Shoreline:** Soft Bottom,Weedy,Natural
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 50.29 **Shoreline Exp:** Ne
Topography: Level,Wooded/Treed **Alternative Power:** None
Water Features: Dock,Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Private Road **Rural Services:**
Docking Type: Private Cell Services,Electricity Connected,Garbage Pickup,Internet High
Water View: Direct Speed,Recycling Pickup,Telephone Available
WaterfrontYN: Y **Waterfront Accessory Bldgs:** Bunkie
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.19	x 7.22	Vinyl Floor
2	Bathroom	Main	7.55	x 5.58	Vinyl Floor 4 Pc Bath
3	Living	Main	21.65	x 11.15	W/O To Deck
4	Br	Main	7.55	x 7.55	
5	Br	Main	7.55	x 7.22	
6	Dining	Main	11.15	x 7.55	W/O To Deck

Client Remks: Classic cottage with a private setting on beautiful Devil Lake in South Frontenac Township. This well-maintained cottage is accessed off a year-round accessible lane and sits in a small bay with a gentle sloping lot with beautiful mature trees. The cottage is just what you would imagine a classic cottage to be with a cozy living room with a pellet stove for those chilly days, a kitchen, dining nook, 2 bedrooms, a full bathroom and a large deck that overlooks the lake. The cottage comes fully furnished with almost everything staying for the next owner! The property is serviced with a full septic system,lake water system and also has a drilled well that has not been hooked up. At the waters edge, you will find a unique and charming Bunkie with a covered porch for guests and family visitors. There is also a fire pit for those evening campfires and easy access to shallow and natural shoreline. This small bay is shallow but quiet and peaceful and the perfect place to enjoy nature. Just out of the bay is a community floating raft with deeper water for swimming. Devil lake is a deep, clean lake that is home to some of the best fishing in the area, breathtaking Canadian Shield scenery,boating and miles of shoreline belonging to Frontenac Provincial Park. Great location at just 20 minutes southwest of Westport.

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