



		199 West Devil Lake Lane		List: \$564,900 For: Sale	
		Frontenac Ontario K0H 2L0			
		Frontenac 47 - Frontenac South Frontenac			
		SPIS: N		Taxes: \$1,468.50/2024	
		DOM: 60			
Detached		Front On: E		Rms: 6	
Link: N		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
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					