

Turnkey Cottage Retreat on Devil Lake



199 West Devil Lake Lane, South Frontenac, ON

Nestled on the shores of beautiful Devil Lake not far from the charming village of Westport, this classic 2 bed, 1 bath cottage plus bunkie is the perfect getaway for those seeking peace, tranquility, & endless outdoor adventure.

Mosey down the short path to the lake side bunkie with power which sleeps an additional 4 people or cozy up to the fire pit area, perfect for roasting marshmallows under the stars. With over 500 sq/f of decking, you'll have ample space to soak up the sun, entertain guests, & take in the stunning lake views. That's not all as this property is completely turnkey & comes fully equipped & furnished inside & out. For fun on the water, even comes with its own runabout boat with motor, canoe, & peddle boat-all included with the property!

X12021090

\$ \$569,000

3 Bedrooms

1 Bathroom

0.7 Acres

Devil Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Table of Contents

**199 West Devil Lake Lane
South Frontenac, ON**

Features	3
Floor Plan	5
Survey	8
WETT Inspection	6
Septic System Approval & Pumping Receipt	8
Sewage System	9
Interactive Links	10
MLS Listing	11
Contact Information	12



Features

- 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. A
- t the water's 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.

Expenses (2024):

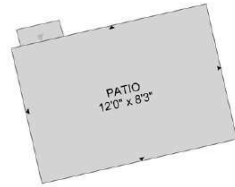
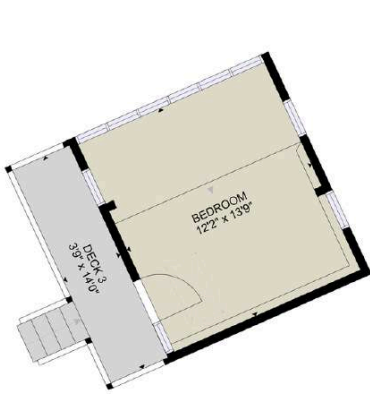
Property Taxes	Hydro	Propane
\$1,468.50	\$908.08	\$200 (annual fee)

- Road Maintenance by West Devil Lake Property Owners Group (includes roads, garbage/recycling)
- Winter road maintenance is separate and voluntary and is run by one of the neighbours

Directions

- West Devil Lake Lane / Devil Lake Road

FLOOR PLAN



GROSS INTERNAL AREA
EXCLUDED AREA: DECK 1: 355 sq.ft, DECK 2: 94 sq.ft, DECK 3: 53 sq.ft, PATIO: 100 sq.ft
TOTAL: 739 sq.ft

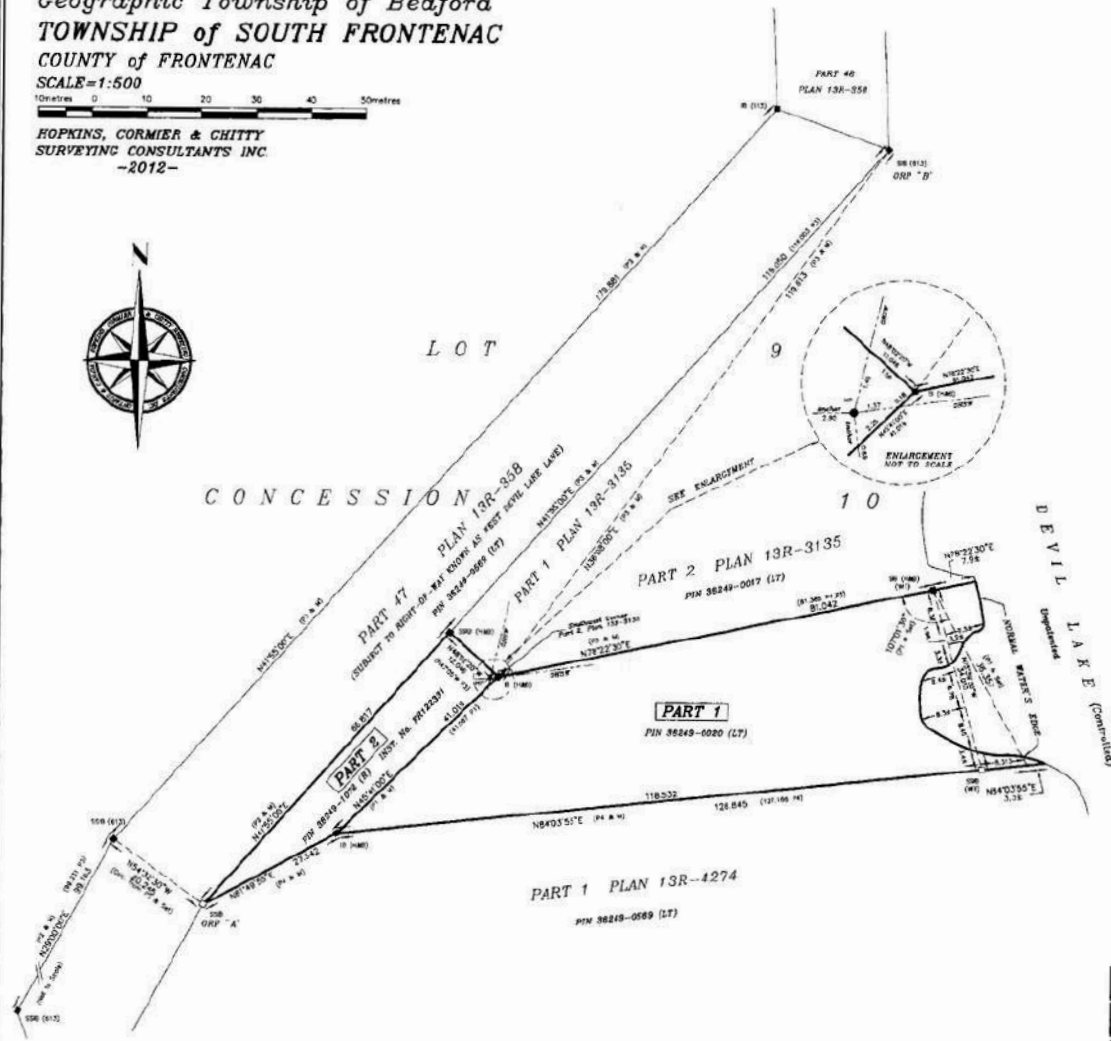
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

PLAN of SURVEY of
PART of LOT 9, CONCESSION 10
Geographic Township of Bedford
TOWNSHIP of SOUTH FRONTENAC
COUNTY of FRONTENAC

SCALE=1:500

HOPKINS, CORMIER & CHITTY
SURVEYING CONSULTANTS INC
-2012-



I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER THE
REGISTRY ACT AND THE LAND
TITLES ACT.

PLAN 13R-20434

DATE: June 12, 2012

PHIL J. CHITTY
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED

DATE: June 12, 2012

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
FRONTENAC (No. 13)

SCHEDULE (Land Titles)			
PART	LOT	CON.	PIN No.
1	Part of	10	36249-0020 (LT)

SCHEDULE (Registry)				
PART	LOT	CON.	INST. No.	PIN No.
2	Part of	10	Part of F#122331	36249-1672 (R)

PART 1 COMPRISES ALL OF PIN 36249-0020 (LT)

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 18, MGRS (CGRS) (1987 U)			
POINT ID	NORTHING	EASTING	DESCRIPTION
ORP "A"	4939082.17	362514.01	
ORP "B"	4838220.45	362436.14	

COORDINATES CANNOT, BY THEMSELVES BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPUTATIONS, A ROTATION OF 100°10' CLOCKWISE WAS
APPLIED TO BEARINGS ON PLANS 13R-358 AND 13R-3118 AND A ROTATION
OF 0°58'00" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 13R-4274.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO CHD BY
MULTIPLYING BY THE COSINE OF THE SCALE FACTOR OF 0.999715.
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
"A" AND "B", BY REAL TIME TIME (RTK) OBSERVATIONS.
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:**
- SD - Sights Flayed Due to Insufficient Overburden
 - CS - Doublet Survey Monument
 - FM - Found Survey Monument
 - ST - Standard Iron Star
 - SS - Short Standards Iron Star
 - IS - Iron Bar
 - ISB - Iron Bar (found)
 - RS - Rock Star
 - RF - Rock Flag
 - RF - Rock Plug
 - PL - Pin
 - MS - Measured
 - RF - Registered Plan
 - HP - Hydro Pole
 - ORP - Observed Reference Point
 - PL - Plan by D.E. Humphreys O.L.S. Mar. 18, 1908
 - PL - Plan 13R-358
 - PL - Plan 13R-355
 - PL - Plan 13R-352
 - PL - Plan 13R-4274
 - PL - P.P. Hutchinsons O.L.S.
 - PL - Humphreys & Burghon S.E. O.L.S.
 - OSW - Overhead Service Wires

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. This Survey and Plan are correct and in accordance
with the SURVEY ACT, the SURVEYORS ACT, the LAND
TITLES ACT and the REGULATIONS and the REGULATIONS
made under them.

2. The SURVEY was completed on the 7th day of
October 2011.

HOPKINS, CORMIER & CHITTY SURVEYING
DATE: June 12, 2012

Partly Chd. SF Instrument SF Checked By: EFC Plan By: EFC

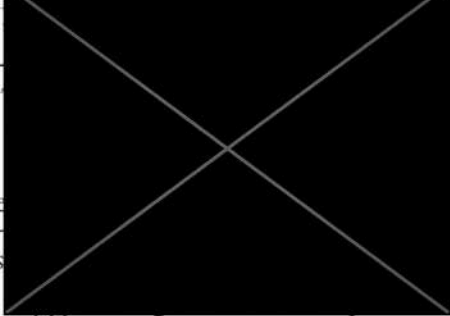
**HOPKINS, CORMIER & CHITTY
SURVEYING CONSULTANTS INC.**
Ontario & Canada Land Surveyors
www.hopkinscormier.com

634-288 HURON COURT PROJECT No 2011-244
KINGSTON, ONTARIO K7F-5S8 141 S. Concession 10
Tel: (613) 384-8216 Township of Bedford
Fax: (613) 384-8218



WETT INSPECTION 1/2

WETT RECOMMENDED INSPECTION CHECKLIST

Requested		Inspection location: <input type="checkbox"/> Same as requested or:
Address:		Address: 199 WEST DEVIL LAKE LANE
Postal code:		Postal code: KOH 2L0
Phone no's:		Phone no's:
Inspector's name: Shane White	WETT no.: #4247	
Reason(s) for inspection: INSURANCE COMPANY NEW OWNER		
Level of inspection requested: <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3		
Date of request: JULY 5 2021 Date of inspection:		

PELLET STOVE AND PELLET VENT

JULY 14 2021

Appliance Standard:	<input type="checkbox"/> ULC S627 <input checked="" type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Unknown <input type="checkbox"/> Uncertified	
Listing Agency:	<input type="checkbox"/> ULC <input type="checkbox"/> CSA <input checked="" type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL ETL	
Manufacturer: Heatlator	<input type="checkbox"/> Unknown <input type="checkbox"/> Flue Collar Size: 3"	
Appliance Type:	<input checked="" type="checkbox"/> Free Standing <input type="checkbox"/> Fireplace Insert <input type="checkbox"/> Fireplace	
Fuel:	<input checked="" type="checkbox"/> Wood Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Multi Fuel	
Pellet Vent Standard:	<input checked="" type="checkbox"/> ULC S609 <input type="checkbox"/> Unknown	
Listing Agency:	<input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input checked="" type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL	
Manufacturer: Selkirk	<input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Size: 4"	
Installation manual available: Appliance:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes / Pellet vent:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
System installed by:	Date: AUG 2010 <input type="checkbox"/> Unknown	
Appliance location:	<input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main floor <input type="checkbox"/> Other (specify):	

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.

Continued over page

WETT INSPECTION 2/2

PELLET STOVE AND PELLET VENT, page 2

COMPONENT	ACTUAL(S)	CODE COMPLIANCE			
1. Appliance clearances	Side 138" Back 15"	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
2. Ember pad size/material	65" X 44" concrete	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
3. Outdoor combustion air Required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
4. Pellet vent clearances	6"	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
5. Vent clean-out		<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
6. Sealed venting		<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
7. Venting rise	Full chimney	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
8. Horizontal termination	doesn't APPLY	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> UTI
9. Termination ht above roof	36"	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI
10. Vent connects to chimney	<input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> UTI
If yes, type of chimney:		4" chimney runs through second chimney			
11. "		<input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> UTI

Photos taken: No Yes
 Your file reference:

Comments and Observations. All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.
 Stove + chimney are installed up to code
 & in good working order

This checklist contains 2 pages in total. The Inspection Report contains 2 pages in total.

Inspector Signature:

Mama White
 Date: JULY 15 2021

Insert your company logo and contact information here

SEWAGE SYSTEM APPROVAL & SEPTIC PUMPING RECEIPT

SEWAGE SYSTEM CERTIFICATE OF APPROVAL

The Approval number for the sewage disposal system at this building is:

BE - 27 - 17
 district - number - year

&A
leath

Please refer to this number when requesting any information from the KFL&A Public Health.

The sticky label enclosed with your Final Inspection Report is to be affixed to your home's electrical panel or fuse box.

The number of the label should be used when requesting information about your septic system from your area Public Health office. It will also be valuable in the event your house is sold, as it will make searching for documents easier.

Please help by affixing your sticker to your panel.

Thank you.

Environmental Health Department
 KFLA Public Health

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE
 HST #75775070
 Bryan Colford
 Septic Tank Pumping & Liquid Waste Disposal
 P.O. Box 37, Westport, Ontario K0G 1X0
 (613) 273-3078 Mobile (613) 264-3078
 e-Transfer payment with invoice # to
 btcolford@hotmail.com

CUSTOMER NAME: [REDACTED] DATE: 04-28

ADDRESS: 199 West Devil Lake

CASH CHARGE CHEQUE DEBIT CARD C.O.D. ON ACCT. PAID OUT

Pumped and cleaned septic tank
cleaned filter
Chg
By

SPECIAL INSTRUCTIONS: Everything in good condition

Subtotal: 539.00
 HST / GST: 539.00
 PST: 539.00
TOTAL: 539.00

Net 30 days. 2% per month on overdue accounts.
 All claims and returned goods MUST be accompanied by this bill.

SOLD BY: [REDACTED] RECEIVED BY: [REDACTED]

41274 Product 609 **THANK YOU**

SEWAGE SYSTEM



KFL&A
Public Health

APPLICATION #
BE-27-17

Entered
FPV

**KINGSTON, FRONTENAC AND LENNOX & ADDINGTON PUBLIC HEALTH
FINAL INSPECTION REPORT FOR CLASS 2, 3, 4, 5 SEWAGE SYSTEM**

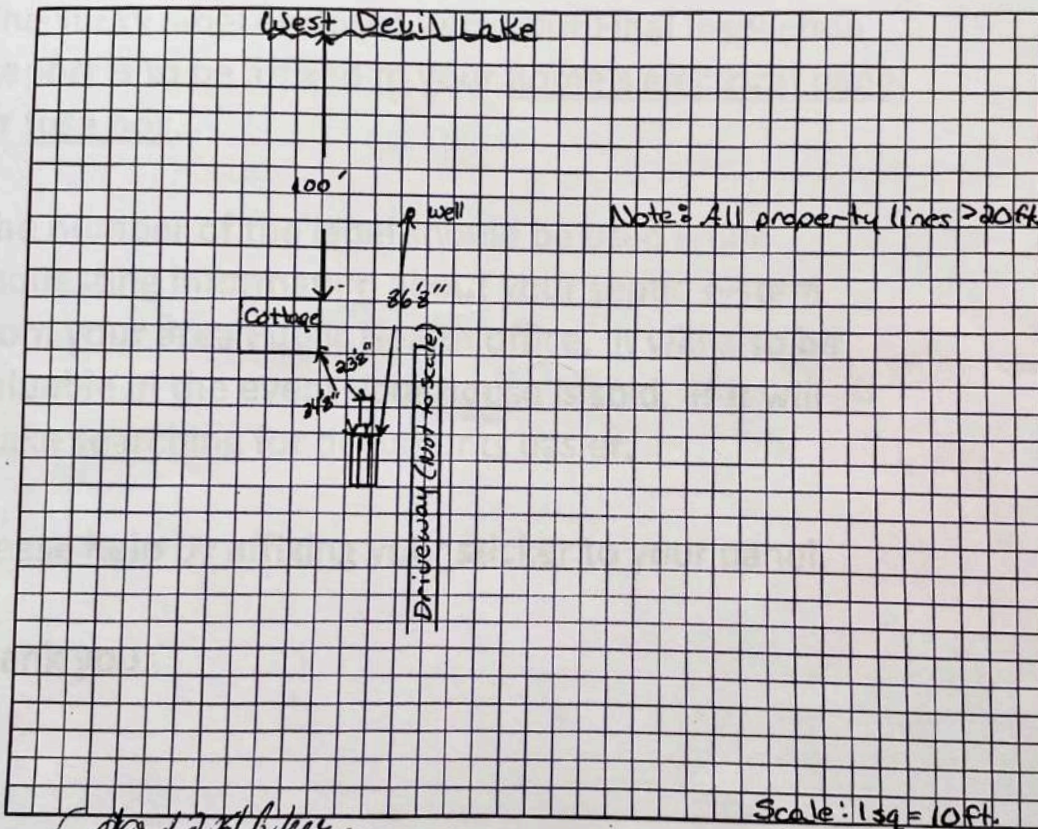
Inspection Details

OWNER: [Redacted] INSTALLER: J.T. Martin Excavating Ltd.
Sustin Martin

1. Work has been satisfactorily completed and includes:

- a) Septic tank / holding tank / treatment unit of working capacity of 4141 litres constructed of concrete plastic serving 3
Make / Model of Tank: 1060 Infiltrator
- b) Leaching / Filter Bed 24.3 metres of 1100 mm diameter distribution pipe of Royal (type and product description) laid in 4 runs and fed by Gravity. If Filter Bed: Loading Area 32.5 m² Contact Area _____ m²
- c) Treatment Unit Make / Model: _____ Level _____
- d) Chamber System Make / Model: _____ # of Pieces: _____
- e) Leaching Bed GPS Coordinates: Latitude N 44°35'11.9" Longitude W 076°28'53.9"

2. Location: The sketch below indicates the location of all components of the Sewage System and separation distances as required under the Ontario Building Code.



Inspector: [Signature] Inspection Date: May 14, 2018

The Sewage System was inspected and it has been determined that the installation complies with the requirements of Regulation 332/12 made under the Building Code Act for the following property located on Lot 9 Concession 10 Municipality S. Frontenac

District Bedford Municipal address 199 West Devil Lake Lane

Registered Plan # 13R-20434 Part(s) _____ Plan of Subdivision # _____ Sublot _____

- Final Compliance Inspection - the following work has been completed:
- System has been backfilled with suitable granular fill
 - Grading to shed run-off and divert water around leaching bed has been completed
 - Sloped surfaces are stabilized
 - Topsoil has been put on the leaching bed to establish grass cover
 - Other: _____

Inspector: [Signature] Date: July 5, 2018

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=9fykoKaLAAR>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/anYrSW8sW3Y>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/WXVgujVssgqtfXUH8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/199WestDevil/>

MLS LISTING



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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

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