

Turnkey Cottage Retreat on Devil Lake

PRICE
REDUCED



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

\$ \$564,900

3 Bedrooms

1 Bathroom

0.7 Acres

Devil Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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South Frontenac, ON**

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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):

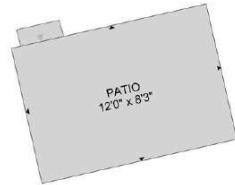
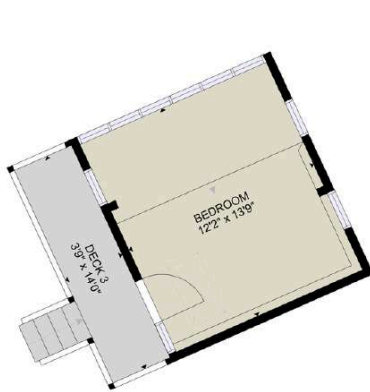
| Property Taxes | Hydro | Propane |
|----------------|----------|--------------------|
| \$1,468.50 | \$908.08 | \$200 (annual fee) |

- 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

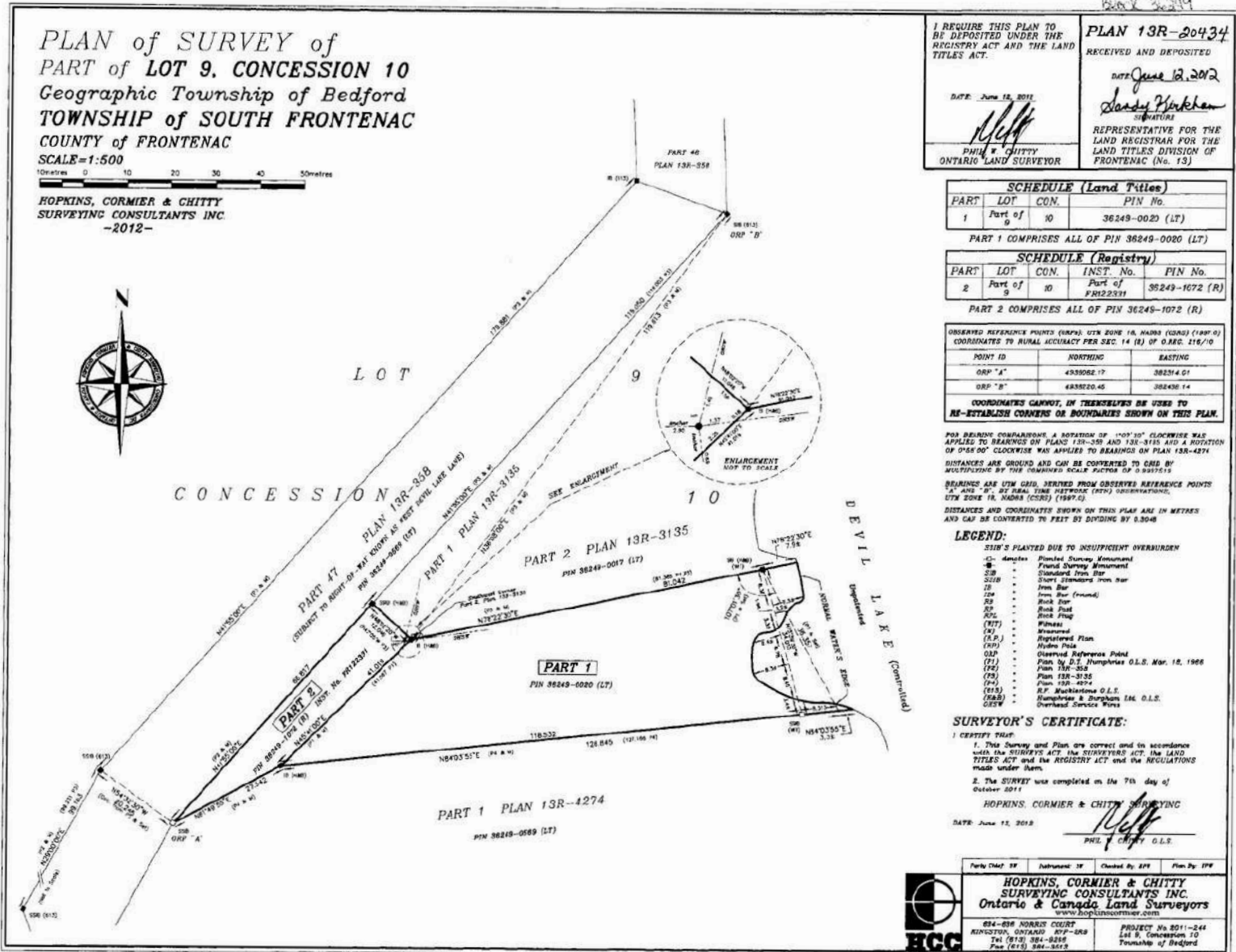
FLOOR PLAN



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

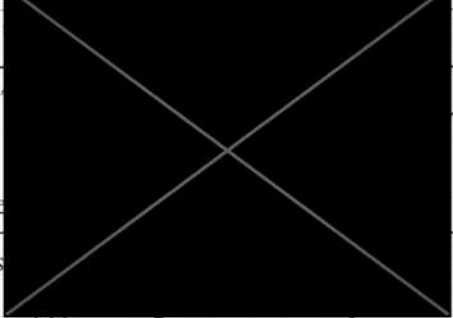
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



WETT INSPECTION 1/2

WETT RECOMMENDED INSPECTION CHECKLIST

| | | |
|---|---|---|
| Requested |  | Inspection location: <input type="checkbox"/> Same as requested or: |
| Address: | | Address: 199 WEST DEW 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 | 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 | 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 checked="" 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:

JUL 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 Dis

P.O. Box 37, Westport, Ontario K0G 1X

(613) 273-3078 Mobile (613) 264-3078

e-Transfer payment with invoice # to

btcolford@hotmail.com

CUSTOMER

NAME

ADDRESS

CASH

CHARGE

CHEQUE

DEBIT

C.O.D.

ON ACCT.

PAID OUT

SPECIAL INSTRUCTIONS

e-Transfer

Net 30 days. 2% per month on overdue accounts.

All claims and returned goods MUST be accompanied by this bill.

SOLD BY

RECEIVED BY

SUBTOTAL

HST / GST

PST

TOTAL

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: S.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)

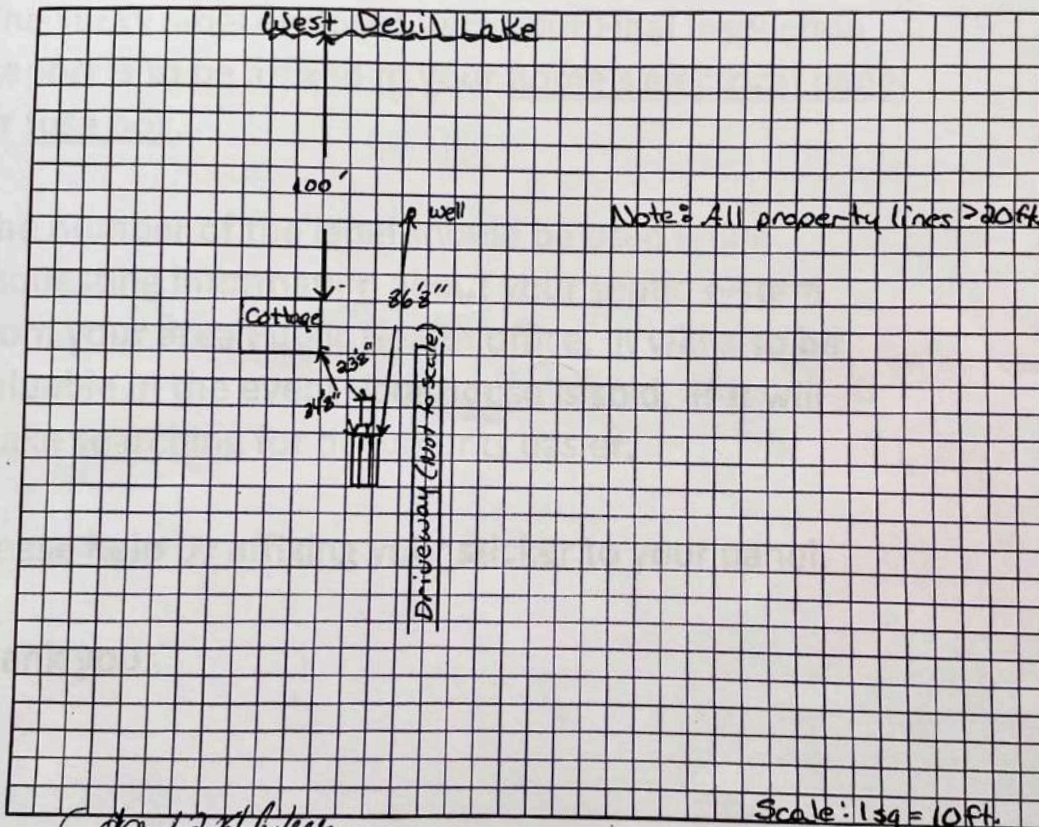
laid in 4 runs and fed by Gravity If Filter Bed: Loading Area 32.5 m² Contact Area m²

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

KFL&A Public Health (FEB16)

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/_QOC2st3LJE

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 Frontenac Ontario K0H 2L0 Frontenac 47 - Frontenac South Frontenac | | List: \$564,900 For: Sale |
| SPIS: N | Taxes: \$1,468.50/2024 | DOM: 60 |
| Detached Link: N Bungalow | Front On: E Acre: .50-1.99 | Rms: 6 Bedrooms: 2 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 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: N Apx Age: 700-1100 Apx Sqft: 2024 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: | Exterior: Alum Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed | Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Other Retirement: Oth Struct: |
|--|--|--|

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

| # | Room | Level | Length (ft) | Width (ft) | Description |
|------|----------|-------|-------------|------------|-------------|
| 1 | Kitchen | Main | 9.19 | x7.22 | Vinyl Floor |
| 2 | Bathroom | Main | 7.55 | x5.58 | Vinyl Floor |
| 3 | Living | Main | 21.65 | x11.15 | 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 | x7.55 | 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



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Kingston, ON K7P 2Y5

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