



224 Island Drive Lane **List: \$799,000 For: Sale**
South Frontenac Ontario K0H 2B0
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SPIS: N **Taxes: \$3,522.29/2024** **DOM: 0**
 Detached **Front On: W** **Rms: 12**
Link: N **Acre: 2-4.99** **Bedrooms: 2**
 1 1/2 Storey **Washrooms: 2**
 1x3xMain, 1x4xMain
Lot: 1108 x 272.25 Feet Irreg:
Dir/Cross St: Mica Point

MLS#: X11998743 **PIN#: 362390029**
Possession Remarks: TBD

Kitchens: 1	Exterior: Other	Zoning: RLSW-77
Fam Rm: Y	Drive: Pvt Double	Cable TV: N
Basement: Part Fin / W/O	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 8	Gas: N
Heat: Forced Air / Electric	Tot Prk Spcs: 8	Phone: A
A/C: Window Unit	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 6-15	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Beach, Family Room, Fireplace/Stove, Lake	Retirement:
Elevator/Lift:	Access, Rolling, Waterfront, Waterfront,	Oth Struct: Garden Shed
Laundry Lev:	Wooded/Treed	
Phys Hdcap-Eqp:		

Water Body Type: Lake **Shoreline:** Deep,Sandy
Water Frontage (M): 337.71 **Shoreline Allowance:** None
Water Features: **Shoreline Exp:** W
 Beach Front,Boat Launch,Dock,Waterfront-Deeded **Alternative Power:** Unknown
Access to Property: Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Rural Services:**
Water View: Direct Electricity Connected,Garbage Pickup,Internet High
WaterfrontYN: Y Speed,Recycling Pickup,Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.07	x 9.09	Balcony Tile Floor
2	Dining	Main	11.25	x 10.43	Balcony Tile Floor
3	Living	Main	19	x 15.09	Hardwood Floor Fireplace
4	Laundry	Main	7.35	x 7.35	Laminate
5	Br	Main	11.68	x 10.07	Balcony Hardwood Floor
6	Bathroom	Main	8.43	x 4.92	3 Pc Ensuite Tile Floor
7	Br	Main	11.25	x 10.07	Hardwood Floor
8	Bathroom	Main	8.33	x 4.92	4 Pc Bath Stone Floor
9	Loft	2nd	19.09	x 9.91	Hardwood Floor
10	Rec	Bsmt	25.59	x 19	Laminate
11	Utility	Bsmt	19.85	x 9.51	
12	Other	Bsmt	19.59	x 9.68	

Client Remks: Beautiful and stunning 2 bedroom Viceroy home located on one of the most desirable lakes in our region. This home is located in Bayside Woods Cooperative, a lakeside property that has just under 5 acres of land and 1100 feet of beautiful southwest facing shoreline. This home sits on an ICF poured concrete foundation and has access to the side yard through a double door that also allows for storage of yard equipment and perhaps some water toys. There is a finished recreation room with an electric fireplace, workshop and utility area. The main level of this home has an eat-in style kitchen, a laundry room, an inviting living room with cathedral ceilings, wood burning fireplace and floor to ceiling windows looking out over the lake. There are two bedrooms, 3pc. ensuite bathroom, another full 4pc. bathroom and stairs to the loft area. This area is currently set up as a sleeping area for extra family but could also be an amazing home office. This property has fibre optic internet. The large cedar deck overlooks the yard that has a slight slope down to the clear, inviting waters of Bobs Lake with a private beach area and deep water off the dock. The yard has a large storage shed and plenty of space for outdoor activities. The house is serviced by a septic system and drilled well. The coop offers a convenient boat ramp and a storage building as well. There are 14 owners of this cooperative property, who all take pride in their homes/cottages and the land that surrounds them. Bobs Lake is one of the largest lakes in our area stretching 19 kms long with many islands, bays and inlets to explore, fish and enjoy. Discover what this hidden gem

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has to offer and dive into waterfront ownership and this stunning Canadian Shield setting. Annual fees (approx. \$3522 for 2024) include common area hydro, docks, all maintenance and taxes. Hydro and road fees are in addition to these fees.

Extras:

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