

PRICE  
REDUCED



**224 Island Drive Lane, Maberly, ON**

# X11998743

\$ \$749,000

2 Bedrooms

2 Bathrooms

4.7 Acres

Bobs Lake

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.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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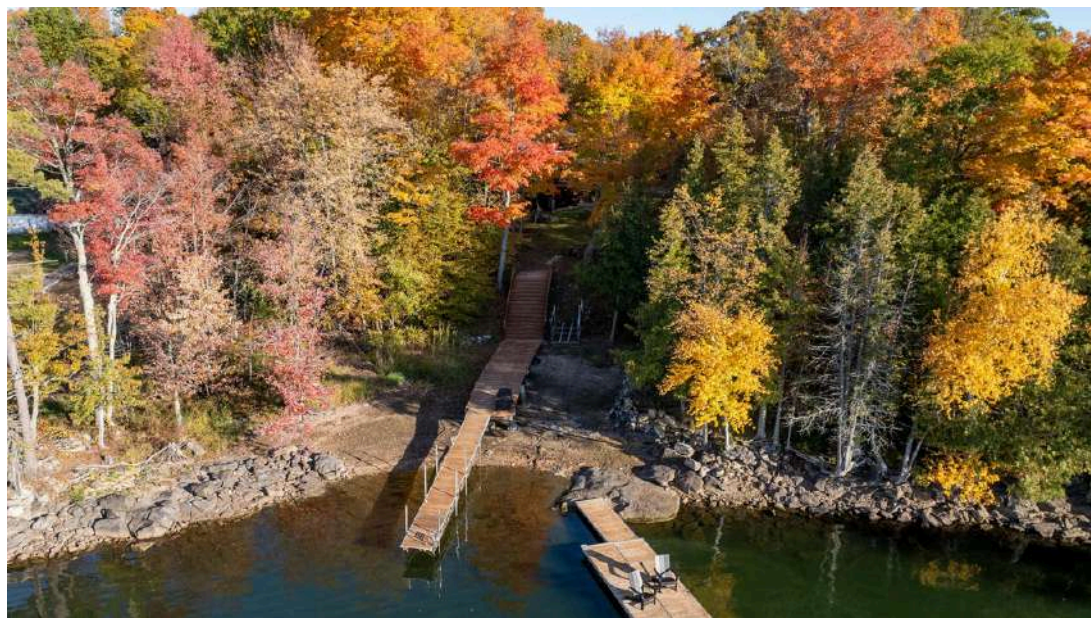




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Maberly, ON**

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## Features

- 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, a 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.
- The large cedar deck overlooks the yard that has a slight slope down to the clear, inviting waters of Bobs Lake with a 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, drilled well, and offers fibre internet.
- 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 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.

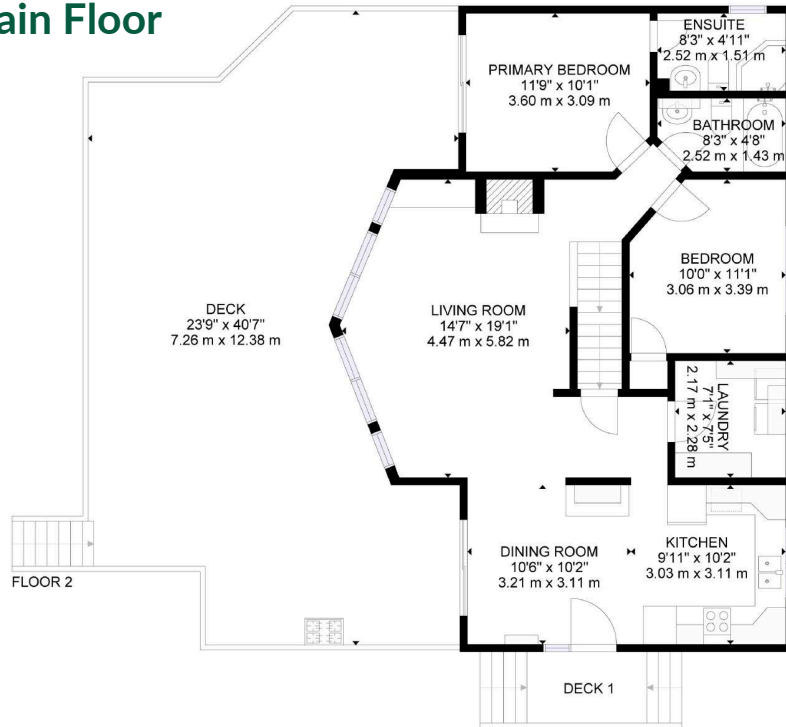
## Directions

- Crow Lake Road to Badour Road, right on Mica Point, right on Island Drive and follow to end at #224.

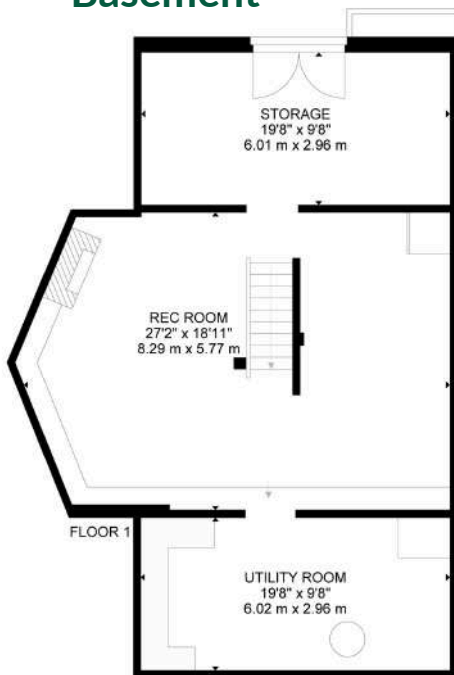


# FLOOR PLAN

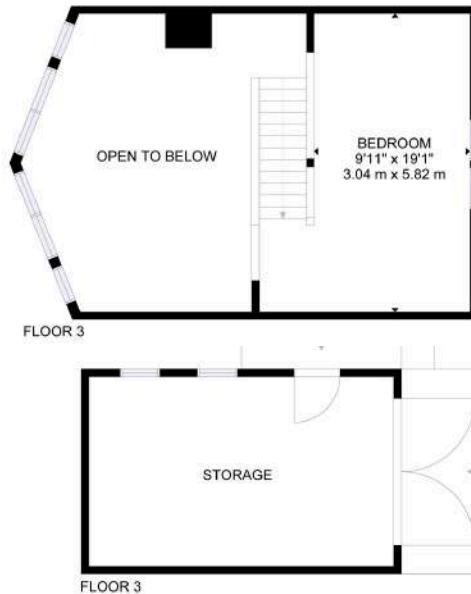
## Main Floor



## Basement



## Upper Level



GROSS INTERNAL AREA  
 FLOOR 1: 890 sq.ft, 83 m<sup>2</sup>, FLOOR 2: 948 sq.ft, 88 m<sup>2</sup>, FLOOR 3: 212 sq.ft, 20 m<sup>2</sup>  
 EXCLUDED AREA: DECK: 753 sq.ft, 70 m<sup>2</sup>, GARAGE: 237 sq.ft, 22 m<sup>2</sup>, DECK 1: 35 sq.ft, 3 m<sup>2</sup>  
 TOTAL: 2050 sq.ft, 191 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# AERIAL IMAGES





# INTERACTIVE LINKS

## Virtual Tour



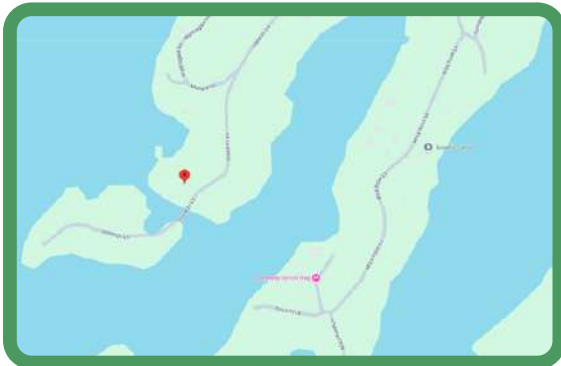
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=rVXDndra878>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/24kd0HWt7es>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/Tf5d73tPmCXesPm17>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/224IslandDrive/>

# MLS LISTING



<b>224 Island Drive Lane</b> <b>South Frontenac Ontario K0H 2B0</b> South Frontenac Frontenac		<b>List: \$749,000 For: Sale</b>	
<b>SPIS:</b> N	<b>Taxes:</b> \$3,522.29/2024	<b>DOM: 0</b>	
<b>Detached</b> <b>Link:</b> N 1 1/2 Storey	<b>Front On:</b> W <b>Acre:</b> 2-4.99	<b>Rms:</b> 12 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3xMain, 1x4xMain	
<b>Lot:</b> 1108 x 272.25 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Mica Point			

**MLS#:** X11998743 **PIN#:** 362390029

**Possession Remarks:** TBD

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

**Water Frontage (M):** 337.71

**Water Features:**

Beach Front, Boat Launch, Dock, Waterfront-Deeded

**Access to Property:** Private Road

**Docking Type:** Private

**Water View:** Direct

**WaterfrontYN:** Y

**Shoreline:** Deep, Sandy

**Shoreline Allowance:** None

**Shoreline Exp:** W

**Alternative Power:** Unknown

**Easements/Restrict:** Unknown

**Rural Services:**

Electricity Connected, Garbage Pickup, Internet High

Speed, Recycling Pickup, Telephone Available

**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.07	x9.09	Balcony
2	Dining	Main	11.25	x10.43	Balcony
3	Living	Main	19	x15.09	Hardwood Floor
4	Laundry	Main	7.35	x 7.35	Laminate
5	Br	Main	11.68	x10.07	Balcony
6	Bathroom	Main	8.43	x4.92	3 Pc Ensuite
7	Br	Main	11.25	x10.07	Hardwood Floor
8	Bathroom	Main	8.33	x4.92	4 Pc Bath
9	Loft	2nd	19.09	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 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 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



## Questions? Contact us:

**Tammy & Heath Gurr**

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*Your Total Real Estate Package!*