

224 Island Drive Lane, Maberly, ON

#	X11998743
\$	\$749,000
	2 Bedrooms
	2 Bathrooms
K 7	4.7 Acres
3	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

info@gurreathomes.com

GURR REAL ESTATE GROUP

(613) 273-9595



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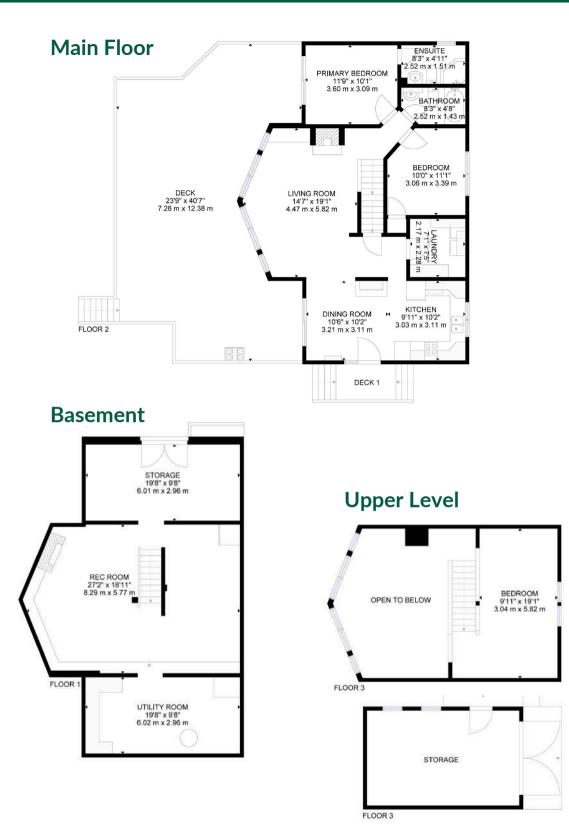
Features

- 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



GROSS INTERNAL AREA FLOOR 1: 890 sq.ft, 83 m², FLOOR 2: 948 sq.ft, 88 m², FLOOR 3: 212 sq.ft, 20 m² EXCLUDED AREA: DECK: 753 sq.ft, 70 m², GARAGE: 237 sq.ft, 22 m², DECK 1: 35 sq.ft, 3 m² TOTAL: 2050 sq.ft, 191 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

INTERACTIVE LINKS

Virtual Tour





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

Google Map





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

Video Tour





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

Panorama View





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

MLS LISTING

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	W. Martin	The last	South Frontenac C South Frontenac Fr			
IT AT A PARA		VIAX P		Taxes: \$3,522.29/2024		DOM: 0
PA ANN ANY			Detached	Front C	Dn: W Rn	ns: 12
TRACK DE MAY			Link: N	Acre: 2		drooms: 2
E CANTON			1 1/2 Storey			ashrooms: 2
R War			1	F	1x3	3xMain, 1x4xMain
			Lot: 1108 x 272.25 Dir/Cross St: Mica Po			
MLS#: X11998743 Possession Rema		362390029				
Kitchens:	1		Exterior:	Other	Zoning:	RLSW-77
Fam Rm:	Ŷ		Drive:	Pvt Double	Cable TV:	Ν
Basement:	Part Fin / W/O		Gar/Gar Spcs:	None / 0	Hydro:	Y
Fireplace/Stv:	Y Forced Air / Ele	octric	Drive Park Spcs:	8 8	Gas:	N
Heat: A/C:	Forced Air / Ele Window Unit		Tot Prk Spcs: UFFI:	-	Phone: Water:	A Well
Central Vac:	N		Pool:	None	Water Suppl	-
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 Roon	n, Fireplace/Stove, Lake	Retirement:	
Elevator/Lift: Laundry Lev:			Access, Rolling, Wat	terfront, Waterfront,	Oth Struct:	Garden Shed
Phys Hdcap-Eqp:			Wooded/Treed			
Water Body Type:	Lake					
Water Frontage (I				noreline: Deep,Sandy	20	
Water Features:				noreline Allowance: Nor noreline Exp: W	ne	
Beach Front,Boat L	aunch Dock Wat	erfront-Dood		ioreline Exp: w Iternative Power: Unkn	own	
Access to Propert		.cmont-Deedt		asements/Restrict: Unk		
Docking Type: Priv				ural Services:		
Water View: Direc			Ele	ectricity Connected,Garba	age Pickup,Inte	ernet High
WaterfrontYN: Y			Sp	eed,Recycling Pickup,Tel	ephone Availa	ble
				aterfront Accessory Bl	dgs: Not Applie	cable
# Room	Level Main	Length (ft)		Description Balcony	Tilo Floor	
1 Kitchen 2 Dining	Main Main	10.07 11.25	x9.09 x10.43	Balcony Balcony	Tile Floor Tile Floor	
3 Living		11.20	ATU.HJ	5		
			x15.09	Hardwood Floor		
8	Main Main Main	19	x15.09 x 7.35	Hardwood Floor Laminate	Fireplace Hardwood Flo	
4 Laundry 5 Br	Main		x15.09 x 7.35 x10.07			
4 Laundry	Main Main Main Main	19 7.35 11.68 8.43	x 7.35 x10.07 x4.92	Laminate Balcony 3 Pc Ensuite	Fireplace Hardwood Flo	
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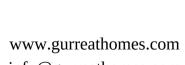
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