

PRICE
REDUCED



224 Island Drive Lane, Maberly, ON

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 common 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com

 **GURR**
REAL ESTATE GROUP

www.gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

224 Island Drive Lane Maberly, ON

Features	3
Floor Plan	4
Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

Beautiful and stunning 2 bedroom Viceroy home located on one of the most desirable lakes in our region.

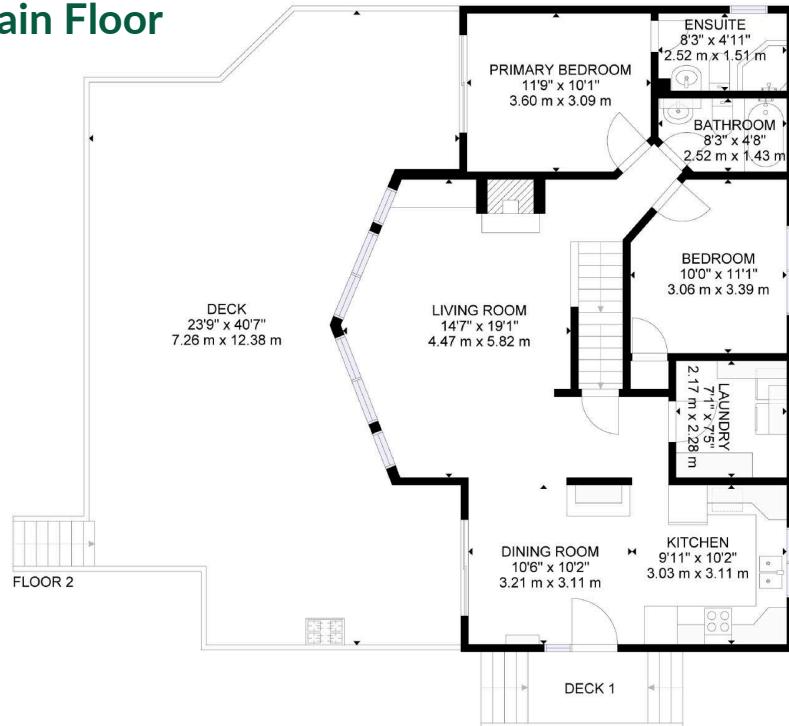
- This home is located in Bayside Woods Cooperative, a lakeside property that has just under 5 acres of common land and 1100 feet of beautiful southwest facing shoreline.
- This home sits on an ICF poured concrete foundation and has access to the side yard through a double door that also allows for storage 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.
- The large cedar deck overlooks the land that has a slight slope down to the clear, inviting waters of Bobs Lake with a beach area that gradually gets into deeper water.
- There is a large storage shed and plenty of space for outdoor activities.
- The house is serviced by a septic system and drilled well and has fibre optic internet. The coop offers a convenient boat ramp and a storage building as well as a common dock.
- 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 cottage life on 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

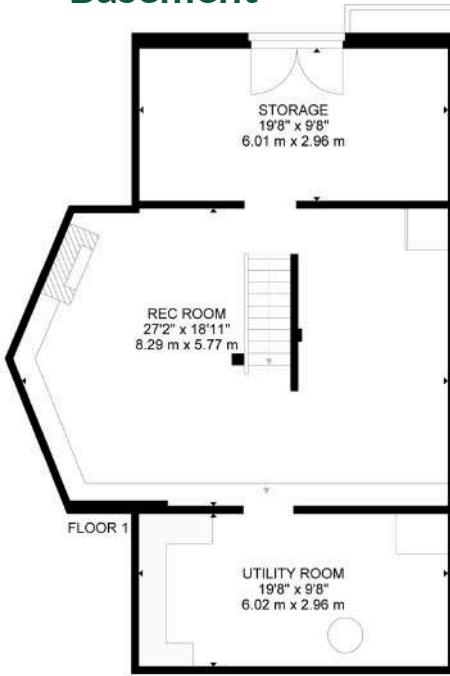
- Crow Lake Road to Badour Road, right on Mica Point, right on Island Drive and follow to end at #224.

FLOOR PLAN

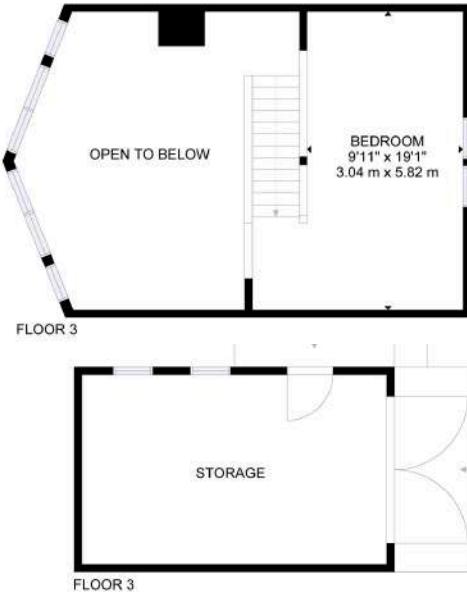
Main Floor



Basement



Upper Level

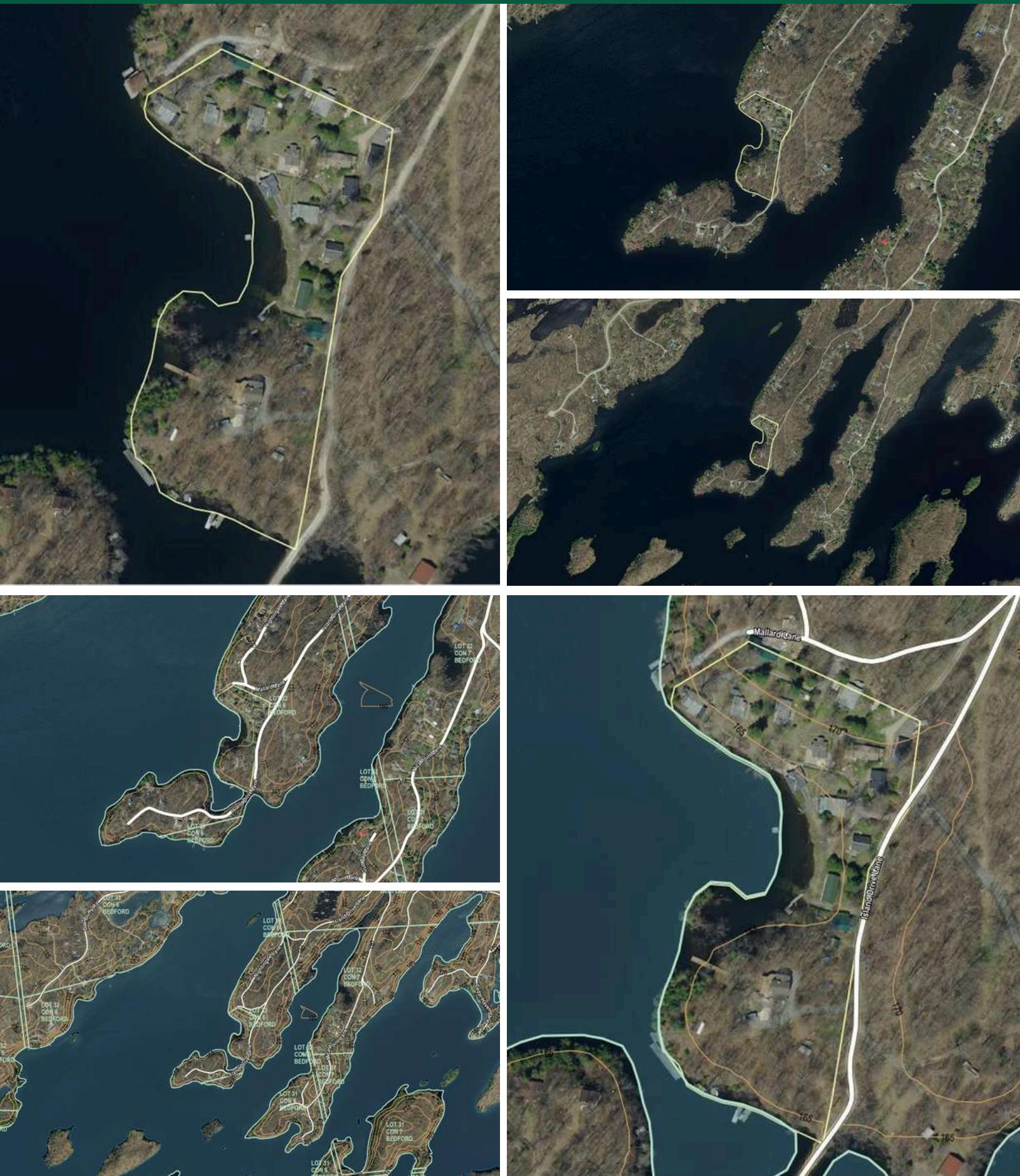


GROSS INTERNAL AREA

FLOOR 1: 890 sq.ft, 83 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



INTERACTIVE LINKS

Virtual Tour



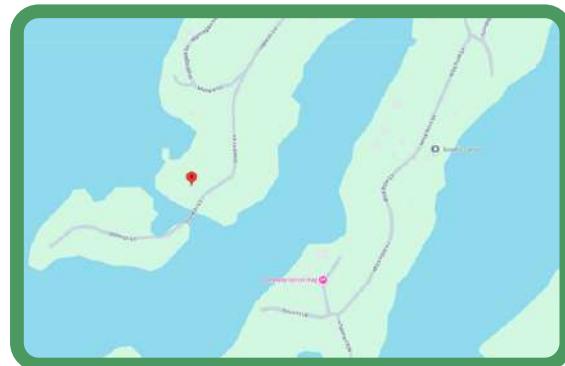
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=QTZWxYFhUXz>

Video Tour



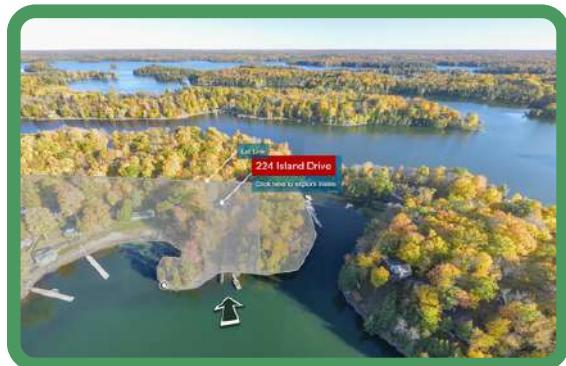
Scan the QR Code or Visit:
<https://youtu.be/I6gLqJ5e6mc>

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/224IslandDriveLane2/>

MLS LISTING



224 Island Drive Lane South Frontenac Ontario K0H 2B0 South Frontenac Frontenac SPIS: N Taxes: \$3,522.29/2024			List: \$699,000 For: Sale
Detached Link: N 1 1/2 Storey	Front On: W Acre: 2-4.99	Rms: 12 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain	DOM: 0

MLS#: X12688720 PIN#: 362390029

Possession Remarks: TBD

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

Water Body Type: Bobs 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	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	Hardwood Floor
5	Br	Main	11.68	x 10.07	Balcony	Tile Floor Stone
6	Bathroom	Main	8.43	x 4.92	3 Pc Ensuite	Floor
7	Br	Main	11.25	x 10.07	Hardwood Floor	
8	Bathroom	Main	8.33	x 4.92	4 Pc Bath	
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 Remarks: 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 common 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. The large cedar deck overlooks the land that has a slight slope down to the clear, inviting waters of Bobs Lake with a beach area that gradually gets into deeper water. There is a large storage shed and plenty of space for outdoor activities. The house is serviced by a septic system and drilled well and has fibre optic internet. The coop offers a convenient boat ramp and a storage building as well as a common dock. 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 cottage life on 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

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

Your Total Real Estate Package!