

224 Island Drive Lane, Maberly, ON

#	X11998743
\$	\$699,000
	2 Bedrooms
	2 Bathrooms
К Л	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 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.

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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

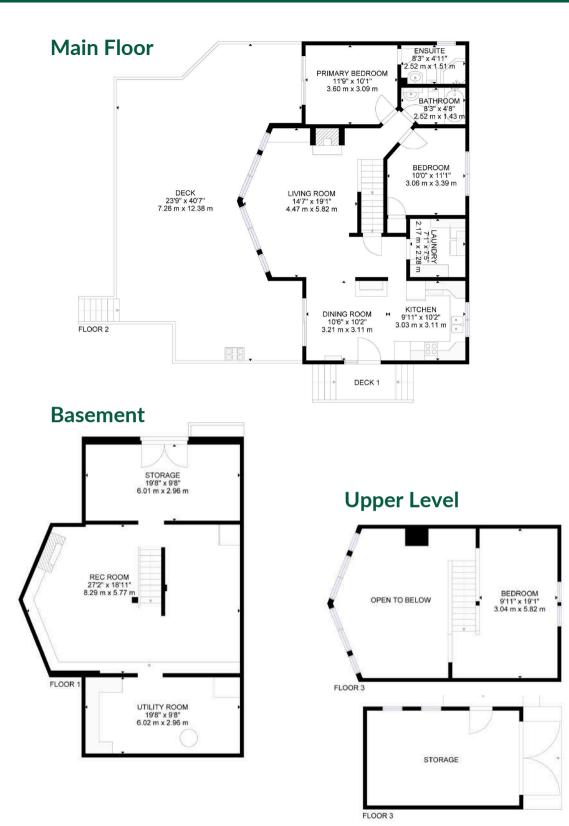
Beautiful and stunning 2 bedroom Viceroy home located on one of the most desirable lakes in our region.

- 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



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

		the teller .	224 Island Drive			List: \$699,000 For: Sale
			South Frontenac	Ontario K0H 2B0 Frontenac		
			SPIS: N	Taxes: \$3,522.29/2024		DOM: 0
			Detached	Front C Acre: 2		s: 12
			Link: N 1 1/2 Storey	Acre: 2	DCC	drooms: 2 shrooms: 2
STATE AND			1 172 Storey			xMain, 1x4xMain
		Martin N	Lot: 1108 x 272.2	5 Feet irreg:		
<u>In</u>			Dir/Cross St: Mica	Point		
MLS#: X11998743 Possession Rema		: 362390029				
Kitchens:	1		Exterior:	Other	Zoning:	RLSW-77
Fam Rm:	Y		Drive:	Pvt Double	Cable TV:	Ν
Basement:	Part Fin / W/O	C	Gar/Gar Spcs:	None / 0	Hydro:	Y
Fireplace/Stv: Heat:	Y Forced Air / E	lectric	Drive Park Spcs: Tot Prk Spcs:	: 8 8	Gas: Phone:	N A
A/C:	Window Unit		UFFI:		Water:	A Well
Central Vac:	N		Pool:	None	Water Supply	
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: Elevator/Lift:				om, Fireplace/Stove, Lake	Retirement: Oth Struct:	
Laundry Lev:			Access, Rolling, W	aterfront, Waterfront,	our struct.	Garden Shed
Phys Hdcap-Eqp:			Wooded/Treed			
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Questions? Contact us:

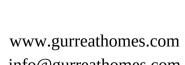
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