



*Stunning Lakeside
Viceroy Home Retreat*

224 Island Drive Lane, Maberly, ON

- # 40665726
- \$ \$799,000
- 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



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



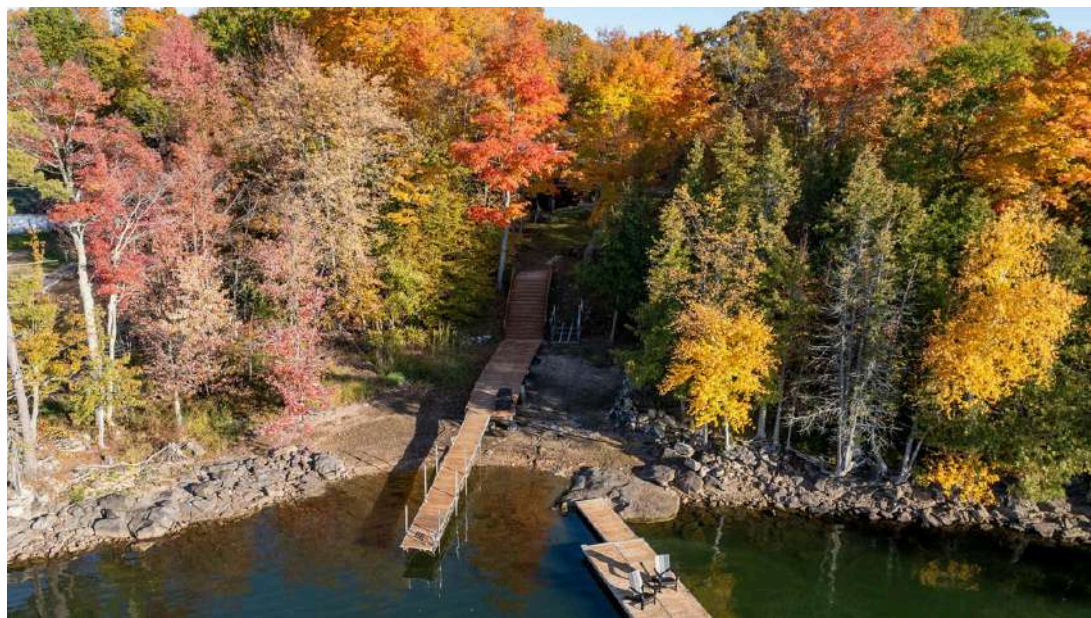
Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and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



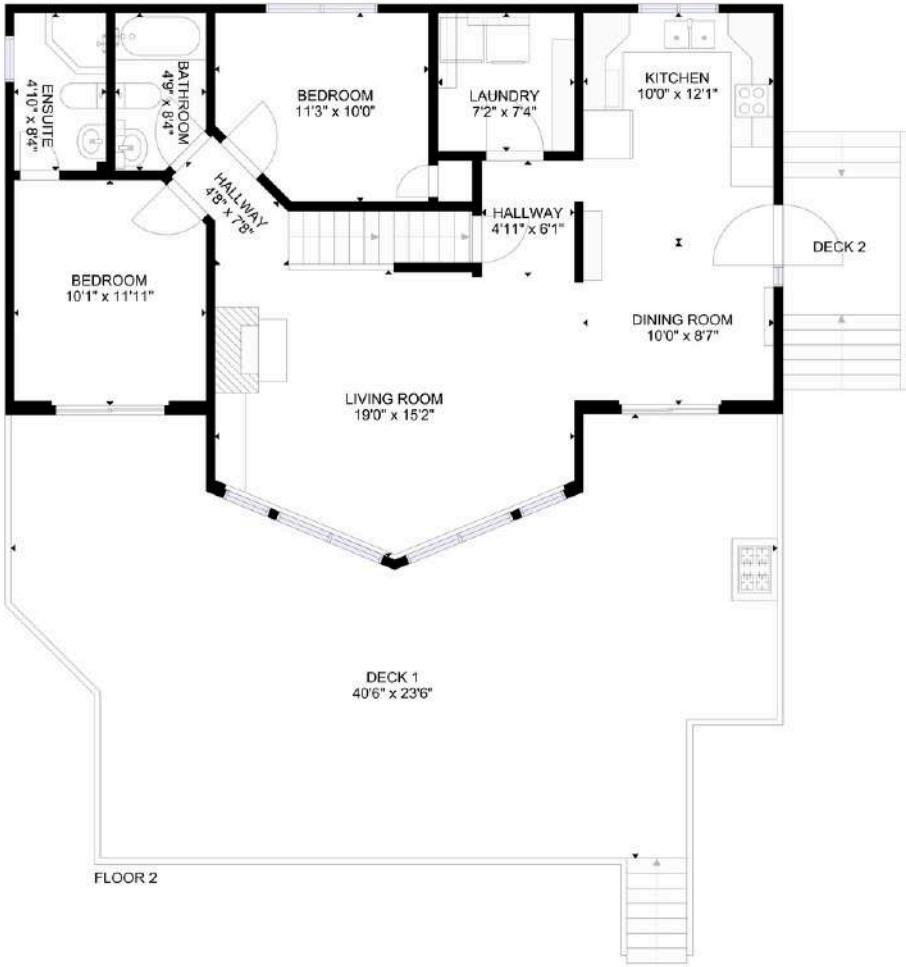
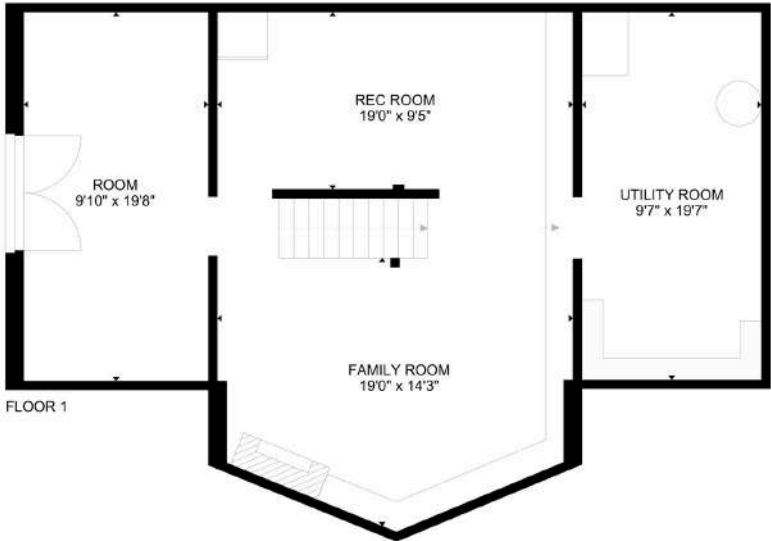
Features

- 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 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 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, 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: 888 sq.ft, FLOOR 2: 956 sq.ft
 EXCLUDED AREA: DECK 1: 744 sq.ft, DECK 2: 46 sq.ft
 TOTAL: 1844 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



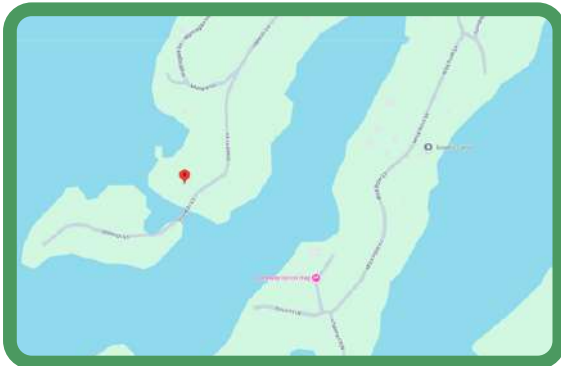
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=rVXDndra878>

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

224 ISLAND DRIVE Lane, Maberly, Ontario K0H 2B0

Listing

Client Full
Active / Residential

224 ISLAND DRIVE Ln Maberly

Listing ID: 40665726
Price: \$799,000



Frontenac/Frontenac/47 - Frontenac South 1.5 Storey/House

Water Body: **Bobs Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): 2 (2 + 0)
Baths (F+H): 2 (2 + 0)
SF Fin Total: 1,215
AG Fin SF Range: 1001 to 1500
AG Fin SF: 1,215/Other
DOM: 0
Common Interest: Stock Cooperative
Tax Amt/Yr: \$3,522.29/2024

Remarks/Directions

Public Rmks: 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. 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 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.
Common Element/Condo Amenities: Communal Waterfront Area, Shared Beach, Shared Dock

Waterfront

Waterfront Type: **Waterfront Community**
Waterfront Features: **Water Access Deeded**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Rocky, Sandy**
Shore Rd Allow: **None**
Channel Name:
Water View: **Direct Water View**
Boat House:
Frontage: **1108.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Landscape Lighting, Landscaped, Lighting, Patio(s), Privacy, Private Entrance, Recreational Area, Year Round Living**
Construct. Material: **Masonite/Colourlock**
Shingles Replaced: **2009**
Year/Desc/Source: **2009/Owner**
Property Access: **Private Road**
Other Structures: **Sauna, Shed**
Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
Parking Spaces: **8**
Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone Available**

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **6-15 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Water Source: **Drilled Well**
Water Tmnt:
UV System, Water Purification, Water Softener, Water System
Sewer: **Septic**
Lot Size Area/Units: **4.700/Acres**
Acres Range: **2-4.99**
Lot Front (Ft): **1,108.00**
Lot Depth (Ft): **272.25**
Acres Rent:
Location: **Rural**
Lot Irregularities:
Area Influences: **Access to Water, Beach, Golf, Lake/Pond, Landscaped, Schools, Shopping Nearby**
View: **Bay, Beach, Forest, Lake, Trees/Woods, Water**
Retire Com:
Topography: **Open space, Rolling, Wooded/Treed**
Fronting On: **West**
Restrictions: **Exposure: West**

Interior

Interior Feat: **Air Exchanger, Ceiling Fans, Ventilation System, Water Heater Owned, Water Purifier, Water Softener, Workshop**
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Cold Alarm, Monitored, Smoke Detector(s)**
Basement: **Partial Basement**
Basement Feat: **Walk-Out**
Basement Fin: **Partially Finished**
Laundry Feat: **Main Level**
Cooling: **Window Unit**
Heating: **Electric Forced Air, Electric Hot Water, Fireplace, Wood**
Fireplace: **2/Fireplace Insert, Heatilator, Living Room, Wood**
Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler, Negotiable**
FP Stove Op: **Yes**
Add Inclusions: **Some Furniture**
Exclusions: **Floating Dock (being replaced), TV's**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 32 CON 6 BEDFORD AS IN FR321764; T/W FR321764; S/T FR223063; EXCEPT MINING RIGHTS AS IN BE16542; SOUTH FRONTENAC**
Local Improvements Fee:
Zoning: **RLSW-77**
Survey: **None/**
Assess Val/Year: **\$1,213,000/2016**
Hold Over Days:
PIN: **362390029**
PIN 2:
ROLL: **102903002074900**
Occupant Type: **Owner**
Possession/Date: **Flexible/**
Deposit: **10,000**

Brokerage Information

List Date: **10/18/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 10/18/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by bcrcmls.com. All rights reserved.



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!