

# 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: **None**

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** Foundation: **Concrete, ICF**  
 Year/Desc/Source: **2009//Owner**  
 Property Access: **Private Road**  
 Other Structures: **Sauna, Shed**  
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**  
 Parking Spaces: **8** Driveway Spaces: **8.0** Garage Spaces:  
 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** Acres Rent:  
 Lot Front (Ft): **1,108.00** Lot Depth (Ft): **272.25** Lot Shape:  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Access to Water, Beach, Golf, Lake/Pond, Landscaped, Schools, Shopping Nearby** Land Lse Fee:  
 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 Fin: **Partially Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Main Level**  
 Cooling: **Window Unit**  
 Heating: **Electric Forced Air, Electric Hot Water, Fireplace, Wood**  
 Fireplace: **2/Fireplace Insert, Heatilator, Living Room, Wood** FP Stove Op: **Yes**  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler, Negotiable**  
 Add Inclusions: **Some Furniture**  
 Exclusions: **Floating Dock (being replaced), TV's**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 32 CON 6 BEDFORD AS IN FR321764; T/W FR321764; S/T FR223063; EXCEPT MINING RIGHTS AS IN BEI6542 ; SOUTH FRONTENAC**  
 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  
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