



224 Island Dr Frontenac Ontario K0H 2B0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$3,522.29/2025			List: \$699,000 For: Sale
Detached	Front On: W	Rms: 12	DOM: 4
Link: N	Acre: 2-4.99	Bedrooms: 2	
1 1/2 Storey		Washrooms: 2	1x4xGround, 1x3xGround
Lot: 1108 x 272.25 Feet Irreg: Dir/Cross St: Badour Road and Mica Point Directions: Badour Road and mica Point. Follow signs.			

MLS#: X12688720 **PIN#:** 362390029

Possession Remarks: TBD

Legal: PT LT 32 CON 6 BEDFORD AS IN FR321764; T/W FR321764; S/T FR223063; EXCEPT MINING RIGHTS AS IN BEI6542 ; SOUTH FRONTENAC

Kitchens: 1	Exterior: Other	Zoning: RLSW-77
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: N
Basement: Partial Basement / Partially Finished / Walk-Out	Park/Drive:	Hydro: Y
Fireplace/Stv: Y	Drive: Private Double	Gas: N
Heat: Forced Air / Wood	Drive Park Spcs: 8	Phone: A
A/C: Window Unit	Tot Prk Spcs: 8	Water: Well
Central Vac: N	UFFI:	Water Supply Type: Drilled Well
Apx Age: 6-15	Pool: None	Sewer: Septic
Apx Sqft: 700-1100	Energy Cert:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	Cert Level:	Farm/Agr:
Roof: Asphalt Shingle	GreenPIS:	Waterfront: Direct
Foundation: Concrete, Insulated Concrete Form	Prop Feat: Beach, Family Room, Fireplace/Stove, Golf, Lake/Pond, School, Waterfront, Waterfront, Wooded/Treed	Retirement:
Assessment:	Exterior Feat: Deck, Landscape Lighting, Fishing, Landscaped, Patio, Privacy, Recreational Area, Year Round Living	Accessibility: None
POTL:	Interior Feat: Air Exchanger, Ventilation System, Water Heater, Water Purifier, Water Softener	Feat:
POTL Mo Fee:	Security Feat: Alarm System, Monitored, Carbon Monoxide Detectors, Cold Alarm, Smoke Detector	HST Applicable to: Not Subject to HST
Elevator/Lift:		Sale Price:
Laundry Lev:		Oth Struct: Garden Shed
Phys Hdcap-Eqp:		Survey Type: None

Water Body Name: Bobs Lake

Water Body Type: Lake

Water Frontage (M): 337.71

Topography: Open Space, Rolling, Wooded/Treed

Water Features: Dock, Waterfront-Deeded Access

Access to Property: Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Clean, Deep

Shoreline Allowance: None

Shoreline Exp: W

Alternative Power: None

Easements/Restrict: Unknown

Rural Services: Cell Services, Electricity Connected, Garbage

Pickup, Internet High Speed, Recycling Pickup, Telephone Available

Waterfront Accessory Bldgs: Not Applicable

Water Delivery Features: Uv System, Water Treatmnt

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.07	x 6.56	Balcony	Tile Floor	
2	Dining	Main	10.96	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		
5	Br	Main	11.25	x 10.07	Hardwood Floor		
6	Bathroom	Main	8.43	x 4.92	3 Pc Bath	3 Pc Ensuite	Tile Floor
7	Br	Main	11.25	x 10.07	Hardwood Floor		
8	Bathroom	Main	8.33	x 4.92	4 Pc Bath	Stone Floor	
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.

Inclusions: Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler, Some Furniture, Bunk Bed, Queen Bed in Loft, Bed & Dresser in Guest Room, Dresser in Master

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595