



224 Island Drive Lane
Frontenac Ontario K0H 2B0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$3,522.29/2024 **DOM:** 97

Detached **Front On:** W **Rms:** 12
Link: N **Acre:** 2-4.99 **Bedrooms:** 2
1 1/2 Storey **Washrooms:** 2
1x3xMain, 1x4xMain
Lot: 1108 x 272.25 Feet **Irreg:**
Dir/Cross St: Mica Point

MLS#: X11998743 **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: 1100-1500 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: Pool: None 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
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Water Body Type: 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
5	Br	Main	11.68	x 10.07	Balcony Hardwood Floor
6	Bathroom	Main	8.43	x 4.92	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 Remks: 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