

*Your Affordable Slice of
Canadian Shield Waterfront*



PT LT 25 Bobs Lake, Frontenac, ON

X12895728

\$ \$49,888

 Bobs Lake

 0.7 Acres

Waterfront lot with beautiful westerly views on Bobs Lake.

This lot offers approximately 130 feet of water frontage and 0.7 acres of land. The property features level shoreline with deep, clean water frontage that is ideal for swimming and docking your boat. The lot rises steeply from the shore and transitions into a rugged, classic Canadian Shield landscape. The steep terrain does give some building challenges but the elevated rear portion of the lot provides a picturesque setting that could accommodate a cottage or serve as an exceptional private camping retreat. Convenient boat access is available from a deeded boat launch and lane.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



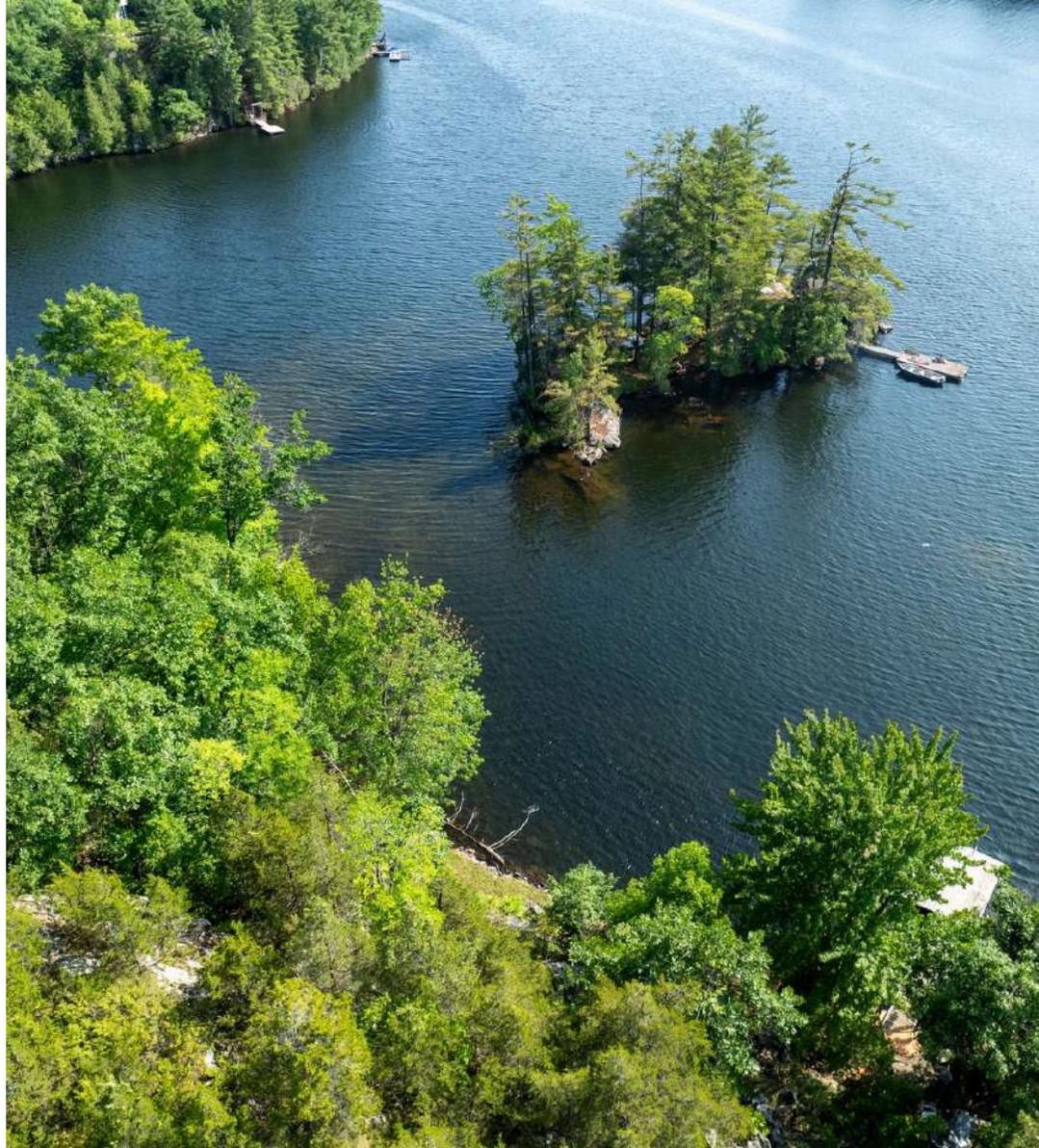
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Frontenac, ON**

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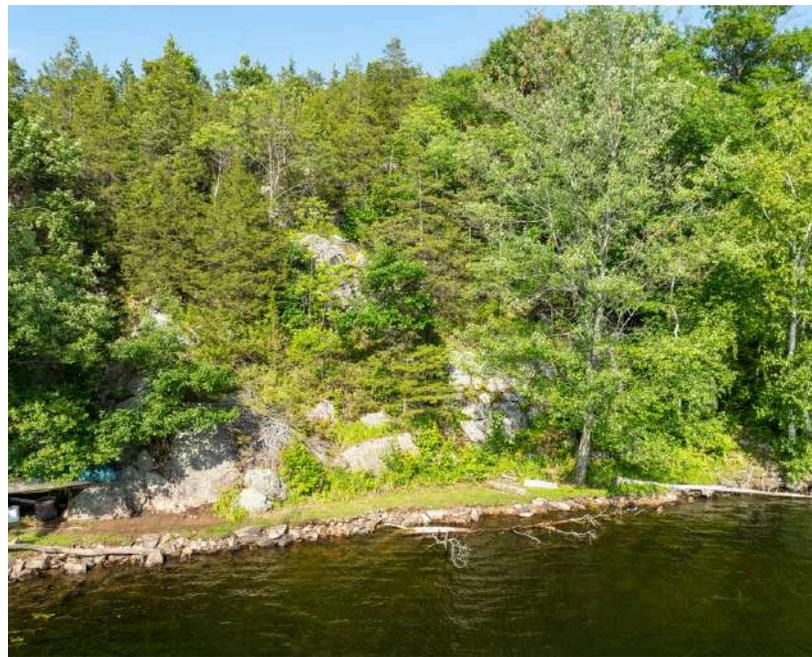
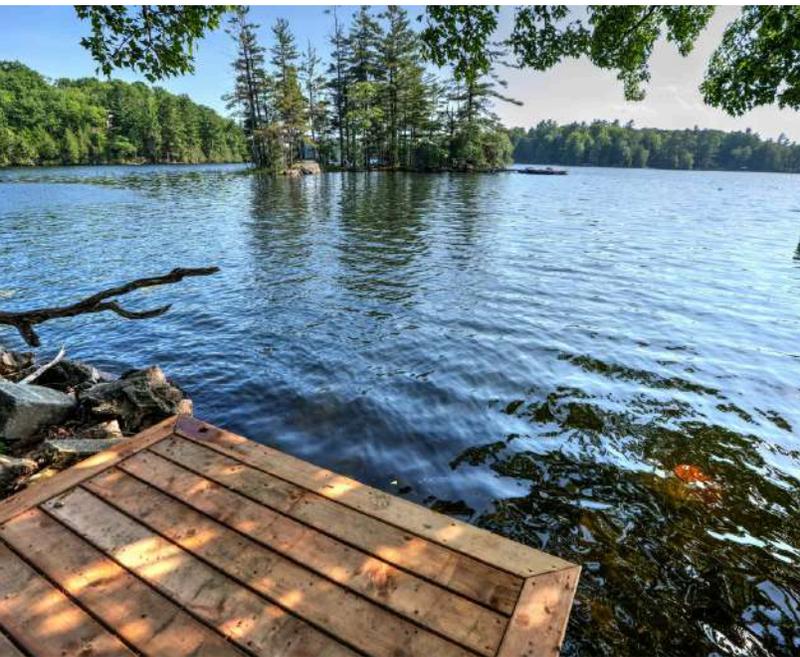
Features

Waterfront Lot on Bobs Lake with Sunset Views

- **Waterfront Lot with Westerly Views on Bobs Lake:** Waterfront lot with beautiful westerly views on Bobs Lake. This lot offers approximately 130 feet of water frontage and 0.7 acres of land.
- **Level Shoreline with Deep Clean Water:** The property features level shoreline with deep, clean water frontage that is ideal for swimming and docking your boat. The lot rises steeply from the shore and transitions into a rugged, classic Canadian Shield landscape.
- **Building Site and Development Potential:** The steep terrain does give some building challenges but the elevated rear portion of the lot provides a picturesque setting that could accommodate a cottage or serve as an exceptional private camping retreat.
- **Convenient Boat Launch Access:** Convenient boat access is available from a deeded boat launch and lane.
- **Explore Beautiful Bobs Lake:** Bobs Lake is one of the largest lakes in our area with many islands and inlets to explore and great fishing, boating and swimming opportunities.
- **Rare Canadian Shield Waterfront Opportunity:** This property offers a rare opportunity to own a stunning slice of Canadian Shield waterfront in Eastern Ontario cottage country. This property can be sold together with the adjacent cottage or after the sale of the cottage.

Directions

- Hwy. 38 to Bradshaw Rd. follow to right on Pine Shores Lane.



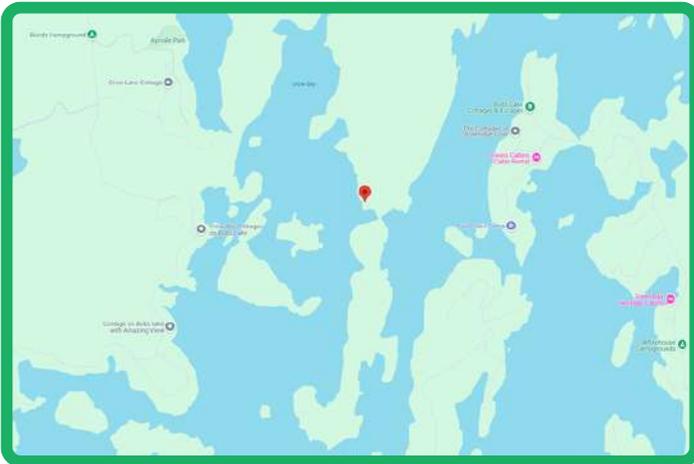
INTERACTIVE LINKS

Aerial Video



Scan the QR Code or Visit:
<https://youtu.be/AQDZOLS8Q2Q>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/FDZwTgmaPMokABNk9>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/PTLT25/>

MLS LISTING



PT LT 25 Bobs Lake **List: \$49,888 For: Sale**
Frontenac Ontario K0H 2V0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$829.08/2025 **DOM:** 1

Vacant Land **Front On:** E **Rms:**
Link: **Acres:** .50-1.99 **Bedrooms:** 0
Lot: 130 x 323.47 Feet Irreg **Washrooms:** 0

Dir/Cross St: Pine Shores Lane and Bobs Lake
Directions: Hwy. 38 to Bradshaw Road, follow to right on Pine Shores Lane.

MLS#: X12895728 **PIN#:** 362410141
Possession Remarks: TBD
Legal: PT LT 25 CON 4 BEDFORD PT 115, 13R79; T/W FR704962; SOUTH FRONTENAC

Kitchens:	Exterior:	Zoning: RLSW
Fam Rm:	Gar/Gar Spcs:	Cable TV: N
Basement:	Park/Drive:	Hydro: A
Fireplace/Stv:	Drive:	Gas: N
Heat:	Drive Park Spcs:	Phone: N
A/C:	Tot Prk Spcs:	Water:
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool:	Sewer:
Apx Sqft:	Energy Cert:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	Cert Level:	Farm/Agr:
Assessment:	GreenPIS:	Waterfront: Direct
POTL:	Prop Feat: Waterfront	Retirement:
POTL Mo Fee:		HST Applicable to: Not Subject to HST
Elevator/Lift:		Sale Price:
Laundry Lev:		Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Available

Water Body Name: Bobs Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 39.6 **Shoreline Exp:** W
Topography: Hilly, Rocky, Wooded/Treed **Alternative Power:** None
Water Features: Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Water Only **Rural Services:** Cell Services
Docking Type: None **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Waterfront lot with beautiful westerly views on Bobs Lake. This lot offers approximately 130 feet of water frontage and 0.7 acres of land. The property features level shoreline with deep, clean water frontage that is ideal for swimming and docking your boat. The lot rises steeply from the shore and transitions into a rugged, classic Canadian Shield landscape. The steep terrain does give some building challenges but the elevated rear portion of the lot provides a picturesque setting that could accommodate a cottage or serve as an exceptional private camping retreat. Convenient boat access is available from a deeded boat launch and lane. Bobs Lake is one of the largest lakes in our area with many islands and inlets to explore and great fishing, boating and swimming opportunities. This property offers a rare opportunity to own a stunning slice of Canadian Shield waterfront in Eastern Ontario cottage country. This property can be sold together with the adjacent cottage or after the sale of the cottage.

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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