

*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 water access 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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(613) 273-9595



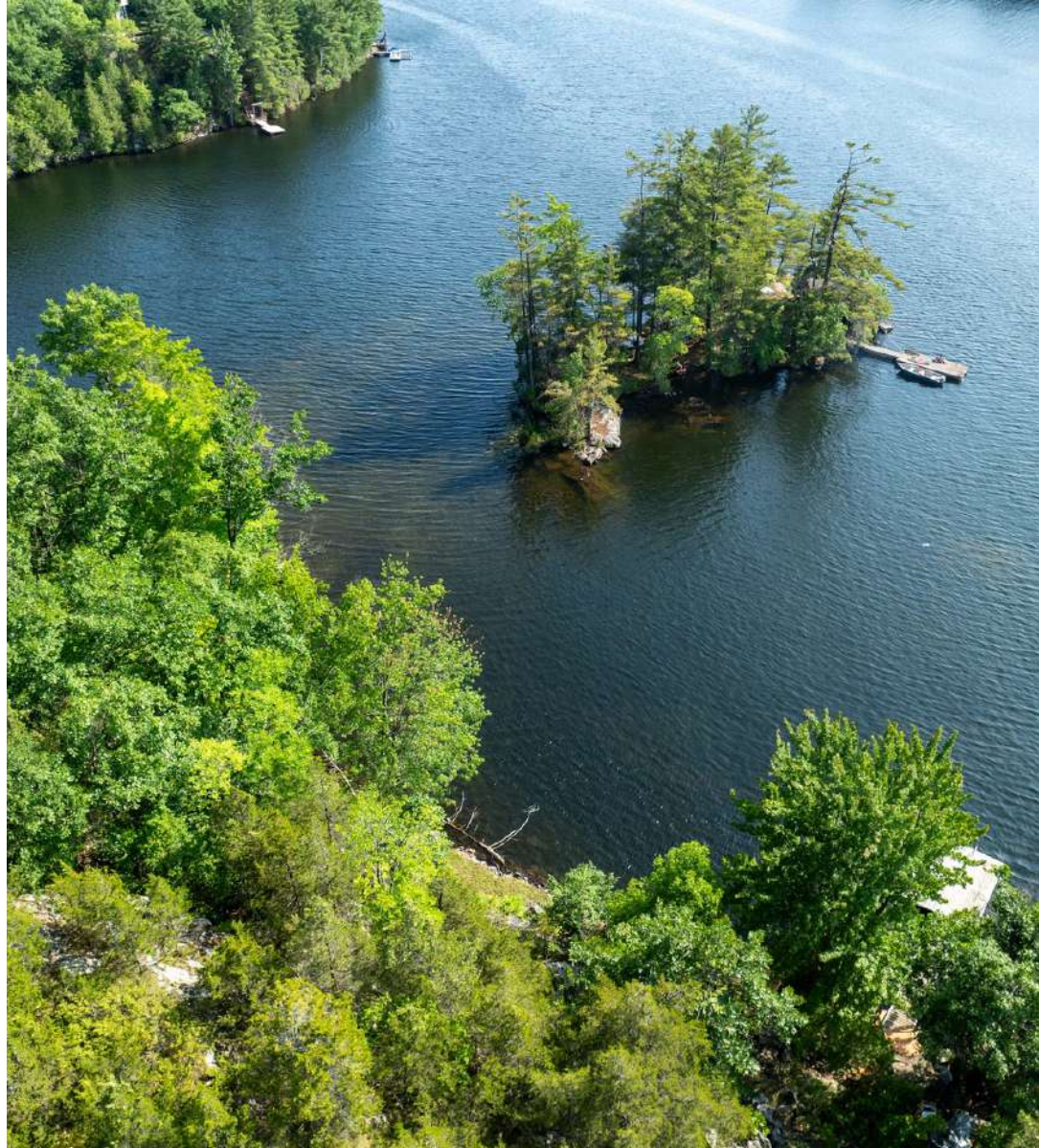
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Frontenac, ON**

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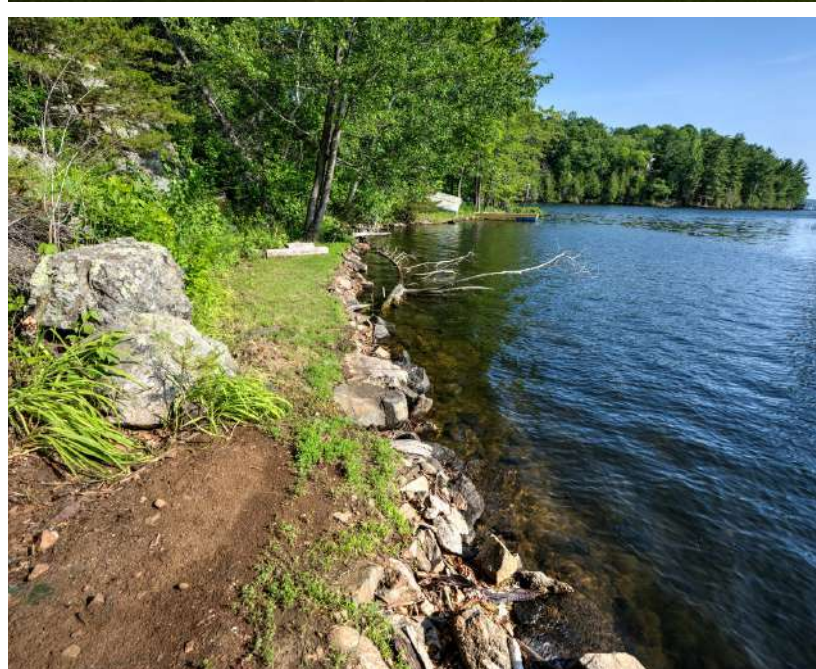
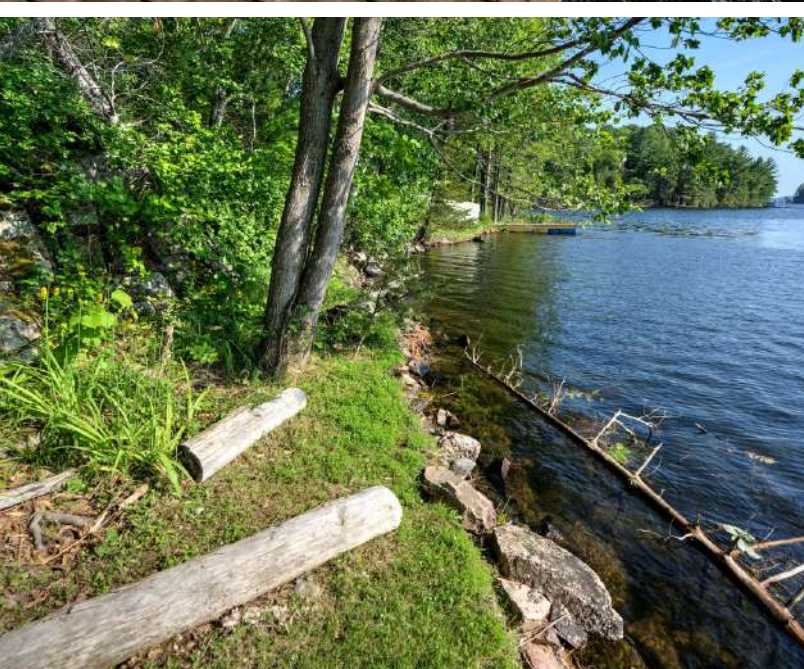
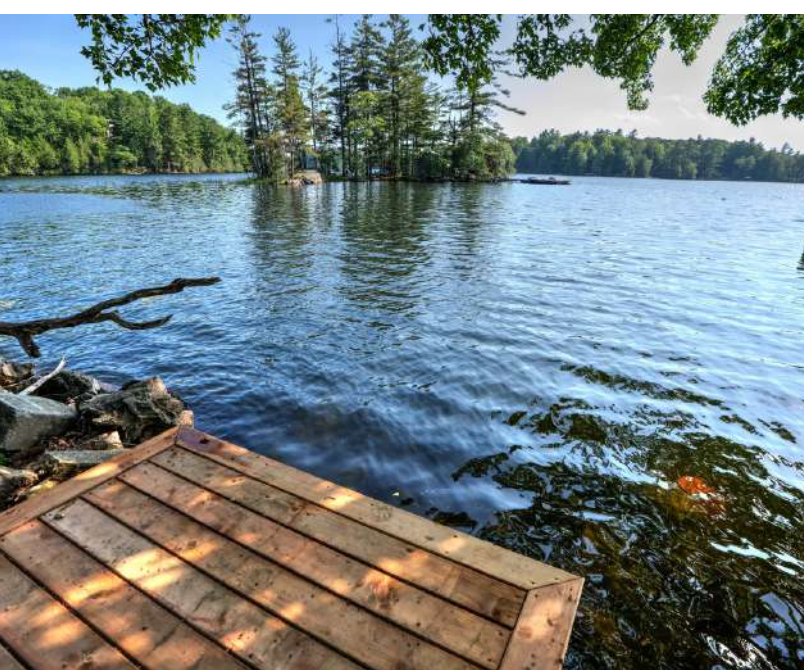
Features

Waterfront Lot on Bobs Lake with Sunset Views

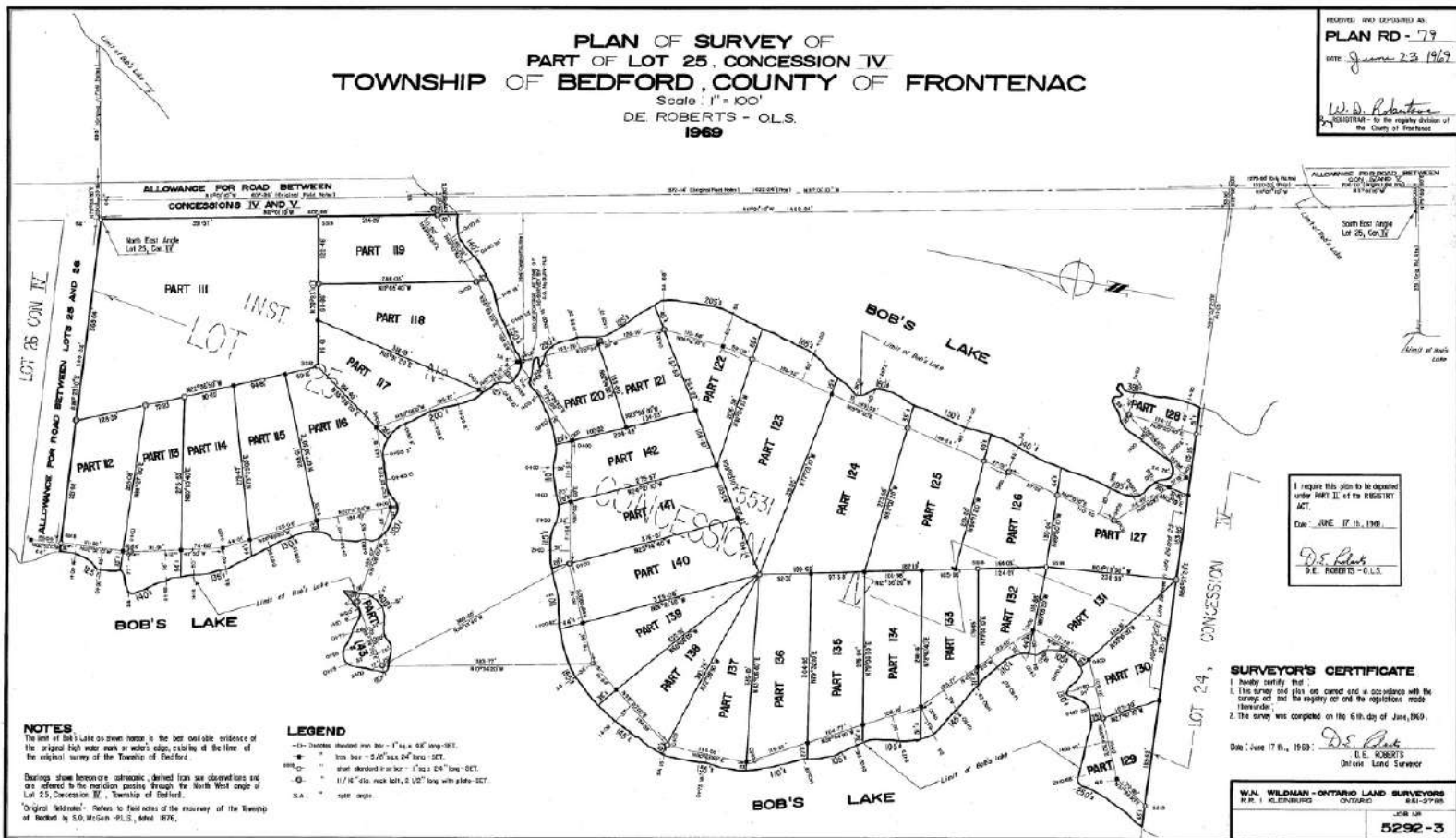
- Waterfront lot with beautiful westerly views on Bobs Lake. This water access lot offers approximately 130 feet of water frontage and 0.7 acres of land.
- **The Shoreline:** The property features level shoreline with deep, clean water frontage that is ideal for swimming and docking your boat.
- **The Land:** 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.
- **Boat Access:** Convenient boat access is available from a deeded boat launch and lane.
- **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.
- **A Rare Opportunity in Eastern Ontario Cottage Country:** 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. Property accessed by boat.

Directions

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



SURVEY



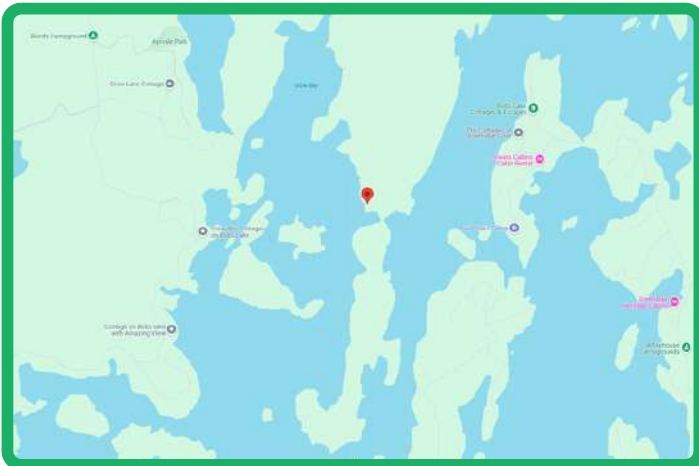
INTERACTIVE LINKS

Aerial Video



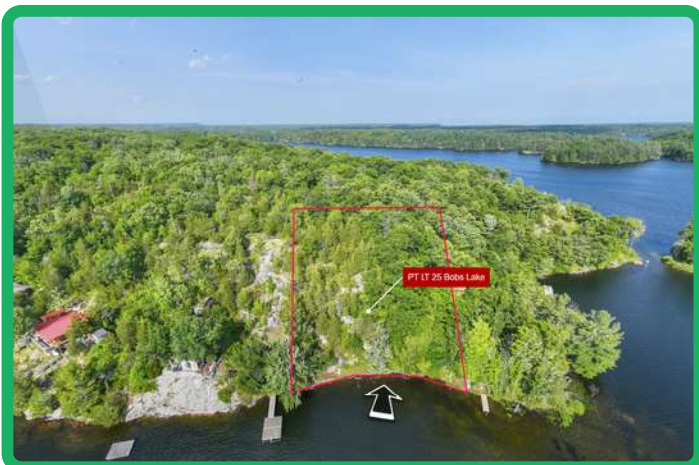
Scan the QR Code or Visit:
<https://youtu.be/AQDZOLS8Q2Q>

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 Frontenac Ontario K0H 2V0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$829.08/2025 DOM: 1			List: \$49,888 For: Sale	
	Vacant Land Link: Lot: 130 x 323.47 FeetIrreg:	Front On: E Acre: .50-1.99	Rms: Bedrooms: 0 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: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Waterfront	Zoning: RLSW Cable TV: N Hydro: A Gas: N Phone: N Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available			
Water Body Name: Bobs Lake Water Body Type: Lake Water Frontage (M): 39.6 Topography: Hilly, Rocky, Wooded/Treed Water Features: Waterfront-Deeded Access to Property: Water Only Docking Type: None Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Clean, Deep, Rocky Shoreline Allowance: None Shoreline Exp: W Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services Waterfront Accessory Bldgs: Not Applicable			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Waterfront lot with beautiful westerly views on Bobs Lake. This water access 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. Property accessed by boat.					
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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