

PRICE
REDUCED



*Approx. 5 Acres at
Buce Bay, Devil Lake*

25 Cedar Lane, Westport, ON

Great opportunity to own a property on Devil Lake!

This property is located in Buce Bay and has approximately 4 acres of land as well as a home, cottage and garage/workshop. The property has water-frontage along a narrow bay and follows to the main portion of the lake. The home is basic with 3 bedrooms and 1 bathroom and has a full unfinished basement with a walkout entrance. The garage/workshop is located at the end of the driveway and beyond this is the older cottage. The buildings are in need of work and being sold 'as is' but offer great potential! Devil Lake is a deep, clean lake with Frontenac Provincial Park bordering the western shore of the lake. Ideally located just 20 minutes southwest of the Village of Westport, 1 hour north of Kingston or 1.5 hours southwest of Ottawa.

40638748

\$ \$549,000

3 Bedrooms

1 Bathroom

5.1 Acres

Devil Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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Features

- Great opportunity to own a property on Devil Lake!
- This property is located in Buce Bay and has approximately 5 acres of land as well as a home, cottage and garage/workshop. The property has water-frontage along a narrow bay and follows to the main portion of the lake.
- The home is basic with 3 bedrooms and 1 bathroom and has a full unfinished basement with a walkout entrance.
- The garage/workshop is located at the end of the driveway and beyond this is the older cottage. The buildings are in need of work and being sold 'as is' but offer great potential!
- Devil Lake is a deep, clean lake with Frontenac Provincial Park bordering the western shore of the lake.
- Ideally located just 20 minutes southwest of the Village of Westport, 1 hour north of Kingston or 1.5 hours southwest of Ottawa.

Directions

- Perth Road to McAndrews Road W. Follow to Buce Bay Lane on the right. Turn left on Devil's Cove Lane. Left on Cedar Lane to #25.



FLOOR PLAN 1/3



GROSS INTERNAL AREA
FLOOR 1: 1097 sq.ft, FLOOR 2: 1326 sq.ft, RENTAL UNIT: 707 sq.ft
EXCLUDED AREA: PORCH: 107 sq.ft, DECK: 38 sq.ft
TOTAL: 3130 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/3



GROSS INTERNAL AREA
FLOOR 1: 1097 sq.ft, FLOOR 2: 1326 sq.ft, RENTAL UNIT: 707 sq.ft
EXCLUDED AREA: PORCH: 107 sq.ft, DECK: 38 sq.ft
TOTAL: 3130 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

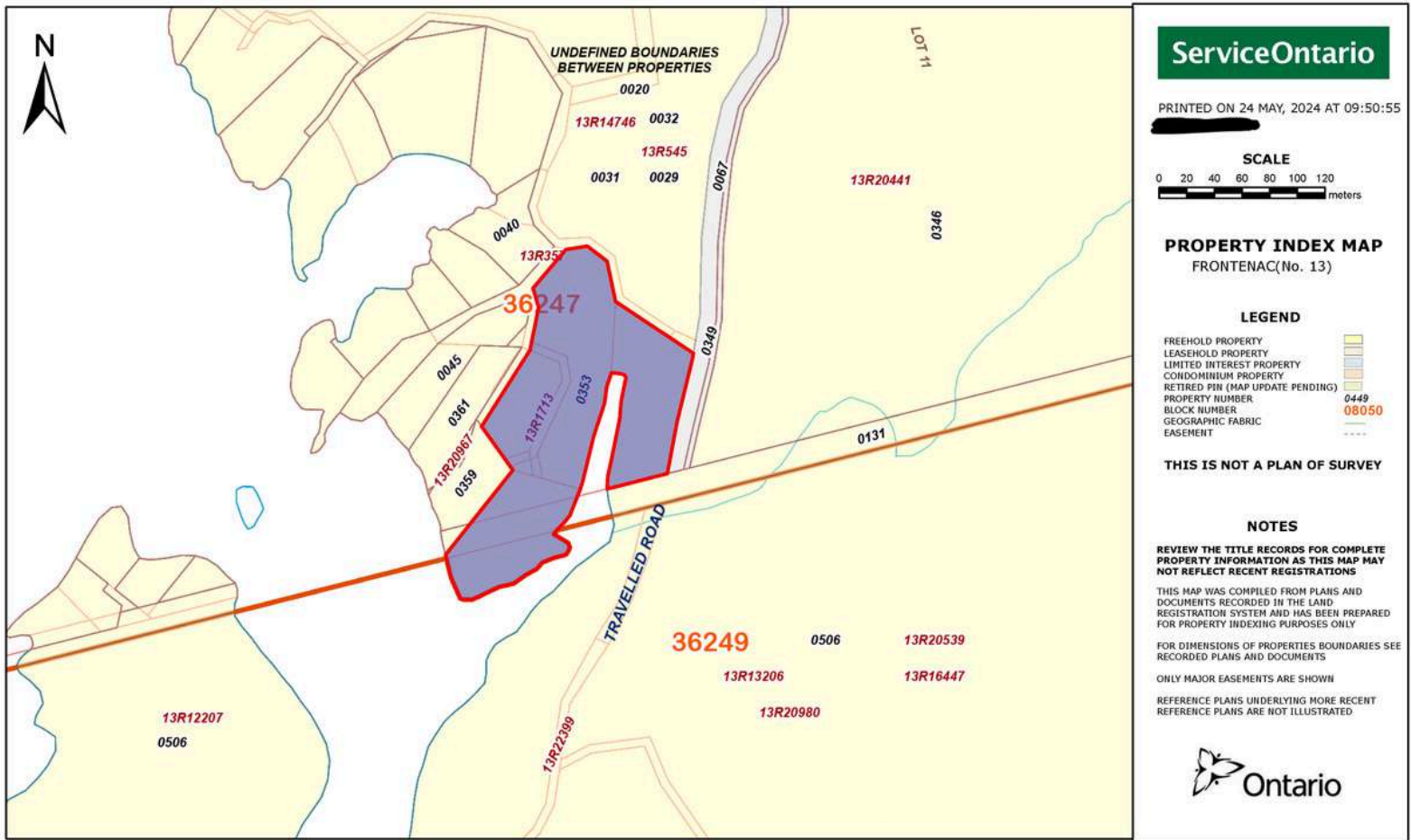
FLOOR PLAN 3/3



GROSS INTERNAL AREA
FLOOR 1: 1097 sq.ft, FLOOR 2: 1326 sq.ft, RENTAL UNIT: 707 sq.ft
EXCLUDED AREA: PORCH: 107 sq.ft, DECK: 38 sq.ft
TOTAL: 3130 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PIN MAP



AERIAL VIEW



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=2aQ4SeMh6kZ>

Video Tour



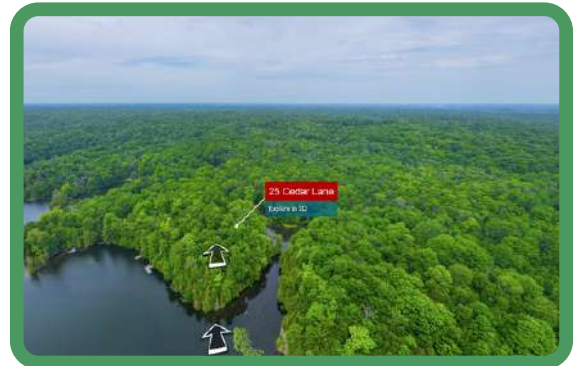
Scan the QR Code or Visit:
https://youtu.be/FHJ_e5J5KE0

Google Map



Scan the QR Code or Visit:
<https://goo.gl/maps/ucXcJ4hmp9q8K8Ja8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/25CedarLane/>

MLS LISTING

25 CEDAR Lane, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Residential

[25 CEDAR Ln Westport](#)

Listing ID: 40638748
Price: **\$549,000**



Frontenac/Frontenac/47 - Frontenac South Bungalow/House

Water Body: **Devils Lake**
Type of Water: **Lake**

| | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 3 | 1 | 1 |

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,326**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,326/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,276.22/2023**

Remarks/Directions

Public Rmks: Great opportunity to own a property on Devil Lake! This property is located in Bruce Bay and has approximately 5 acres of land as well as a home, cottage and garage/workshop. The property has waterfront along a narrow bay and follows to the main portion of the lake. The home is basic with 3 bedrooms and 1 bathroom and has a full unfinished basement with a walkout entrance. The garage/workshop is located at the end of the driveway and beyond this is the older cottage. The buildings are in need of work and being sold 'as is' but offer great potential! Devil Lake is a deep, clean lake with Frontenac Provincial Park bordering the western shore of the lake. Ideally located just 20 minutes southwest of the Village of Westport, 1 hour north of Kingston or 1.5 hours southwest of Ottawa.

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Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Type: **Public Docking**
Shoreline: **Deep, Mixed, Natural, Weedy**
Shore Rd Allow: **None**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **800.00**
Exposure: **South, West**
Island Y/N: **No**

Auxiliary Buildings

| Building Type | Beds | Baths | # Kitchens | Winterized |
|---------------|------|-------|------------|------------|
| Guest House | 2 | 1 | 1 | No |
| Garage | | | | |

Exterior

Exterior Feat: **Deck(s), Fishing, Privacy, Year Round Living**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Private Road**
Other Structures: **Shed, Other**
Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway**
Parking Spaces: **8**
Services: **Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Water Source: **Well**
Lot Size Area/Units: **5.100/Acres**
Lot Front (Ft): **1,214.00**
Location: **Rural**
Area Influences: **Access to Water, Lake/Pond, Place of Worship, School Bus Route, Shopping Nearby**
View: **Bay, Lake, Trees/Woods, Water**
Topography: **Hilly, Rocky, Wooded/Treed**
Restrictions:

Foundation: **Block, Concrete, Piers, Wood Frame**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized:
Garage Spaces: **2.0**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Use Fee:
Retire Com:
Fronting On: **South**
Exposure: **South**

Interior

Interior Feat: **Ceiling Fans**
Basement: **Partial Basement**
Basement Feat: **Walk-Out**
Laundry Feat: **In Basement**
Cooling: **Central Air**
Heating: **Electric Hot Water, Forced Air-Propane**
Under Contract: **Propane Tank**
Inclusions: **Carbon Monoxide Detector, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Smoke Detector, Stove, Window Coverings, Negotiable**

Basement Fin: **Unfinished**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LTS 10 & 11, CON 12; PT RDAL BTN LT 10 AND 11, CON 12 (CLOSED BY BY-LAW FR410295)BEING PTS 2-5, 7-10, 12 & 13, 13R1713; T/W EASEMENT OVER PTS 1 & 6, 13R1713 AND PTS 15, 20 & 29, 13R357 AS IN FR786980 ; BEDFORD TOWNSHIP OF SOUTH FRONTENAC**
Zoning: **RLSW/RW**
Assess Val/Year: **\$335,000/2016**
PIN: **362470353**
ROLL: **102901003025520**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **10,000**

Brokerage Information

List Date: **08/31/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 08/31/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

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