

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 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.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Public Docking** Boat House:
 Shoreline: **Deep, Mixed, Natural, Weedy** Frontage: **800.00**
 Shore Rd Allow: **None** Exposure: **South, West**
 Channel Name: 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** Roof: **Asphalt Shingle**
 Construct. Material: **Wood** Foundation: **Block, Concrete, Piers, Wood Frame** Prop Attached: **Detached**
 Shingles Replaced: Year/Desc/Source: **//** Apx Age: **Unknown**
 Property Access: **Private Road** Rd Acc Fee:
 Other Structures: **Shed, Other** Winterized:
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway** Garage Spaces: **2.0**
 Parking Spaces: **8** Driveway Spaces: **6.0**
 Services: **Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
 Water Source: **Well** Water Trmnt: **Sediment Filter** Sewer: **Septic**
 Lot Size Area/Units: **5.100/Acres** Acres Range: **5-9.99** Acres Rent:
 Lot Front (Ft): **1,214.00** Lot Depth (Ft): **184.00** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Access to Water, Lake/Pond, Place of Worship, School Bus Route, Shopping Nearby**
 View: **Bay, Lake, Trees/Woods, Water** Retire Com:
 Topography: **Hilly, Rocky, Wooded/Treed** Fronting On: **South**
 Restrictions: Exposure: **South**

Interior

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

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 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** Survey: **None/**
 Assess Val/Year: **\$335,000/2016** Hold Over Days:
 PIN: **362470353** PIN 2:
 ROLL: **102901003025520** Occupant Type: **Owner**
 Possession/Date: **Flexible/** 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

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