



*A Slice of Cottage Paradise: Fully
Furnished & Ready for Memories!*

PT LT 25 Isaacs Acre, Frontenac, ON

X12257342

\$ \$435,000

2 Bedrooms

1 Bathroom

0.8 Acres

Bobs Lake

Private waterfront retreat located on Bobs Lake.

This 2-bedroom cottage sits perched on a large Canadian Shield rock that overlooks deep, clean waterfrontage. The floor plan of this cottage is easy and simple – ideal for a cottage. There is a kitchen with an open living room area, a 3-pc bathroom, attached sunroom and a small loft with a pulldown set of stairs. The cottage has a large deck that overlooks the lake and is serviced by a lakewater system, gray water pit and a composting toilet. A few steps down from the deck and down the stone stairs and pathway is a large dock for your boat and for just hanging out at the water or swimming. Behind the cottage and just up the hill is a cute and cozy bunkie for family and guests. The cottage is being sold fully furnished inside and out, including a couple of kayaks.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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Features

Private waterfront retreat located on Bobs Lake.

- This 2-bedroom cottage sits perched on a large Canadian Shield rock that overlooks deep, clean waterfrontage.
- The floor plan of this cottage is easy and simple – ideal for a cottage. There is a kitchen with an open living room area, a 3-pc bathroom, attached sunroom and a small loft with a pulldown set of stairs.
- The cottage has a large deck that overlooks the lake and is serviced by a lakewater system, gray water pit and a composting toilet. A few steps down from the deck and down the stone stairs and pathway is a large dock for your boat and for just hanging out at the water or swimming.
- Behind the cottage and just up the hill is a cute and cozy bunkie for family and guests.
- The cottage is being sold fully furnished inside and out, including a couple of kayaks.
- Start enjoying cottage life this summer! Enjoy a warm breeze while sitting on your deck with unrestricted views over the lake and take in spectacular nightly sunsets.
- This cottage is accessed via boat from Pine Shores Marina, where a boat slip and parking spot can be rented.
- Bobs Lake is a beautiful and large lake with varied topography and plenty of water to explore! Westport or Sharbot Lake are both just a short distance away.

Directions

- Hwy. 38 to Bradshaw Rd. follow right to Pine Shores Lane go to end of road, park and take boat.

MORE INFORMATION

Inclusions (All As Is):

- Large red deck umbrella
- Large outdoor dinning table with chairs
- Small outdoor dinning table with bench seats
- Small umbrella
- Napoleon BBQ with 2 propane tanks
- Water cooler dispenser
- Two refrigerators
- Electric Stove
- Small microwave
- 2 Window AC units (main cottage and bunkie)
- Large TV in living room
- Wall Mount TV in screened in deck
- Satellite dish and decoder (no service connected at this time)
- Three ceiling fans (indoor and out)
- Wood stove (WETT certified)
- Futon
- Book case/stand
- Coffee table
- Small folding table with chairs
- Two queen beds with bedding
- Two single beds with bedding
- One mattress in loft with bedding
- Bedding
- Room fans
- 2 deck lounge chairs
- Rad heater (sleeping cabin)
- Pots , pans, cooking utensils, small appliances, toaster oven, dishes , and cutlery
- Cottage has a Sun-Mar Centrex 3000 Composting Toilet with a low flow flush toilet
- Drip coffee machine

Expenses (2024/2025):

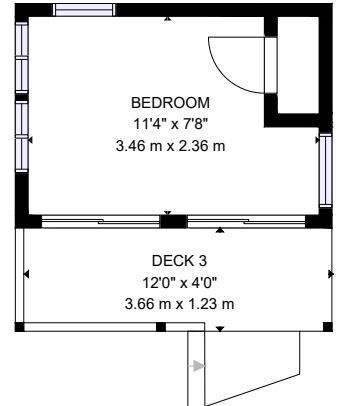
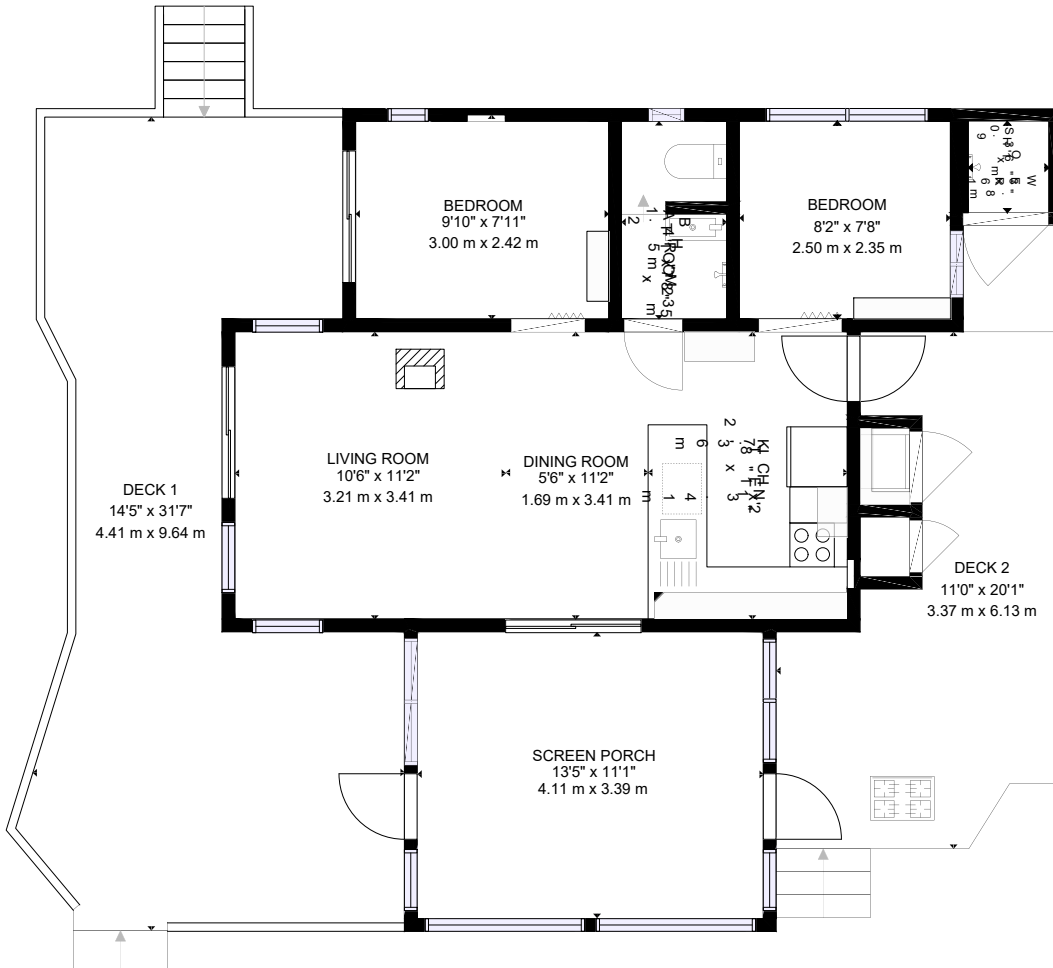
Property Taxes	Hydro	Pontoon Boat Slip & Parking	Internet (Rogers)	Insurance
\$1,658.16	approx. \$1,300 (<i>full occupancy</i>)	\$1274/year (<i>rental</i>)	\$75/month (<i>rental</i>)	\$1750/year (<i>commercial</i>)



GALLERY



FLOOR PLAN

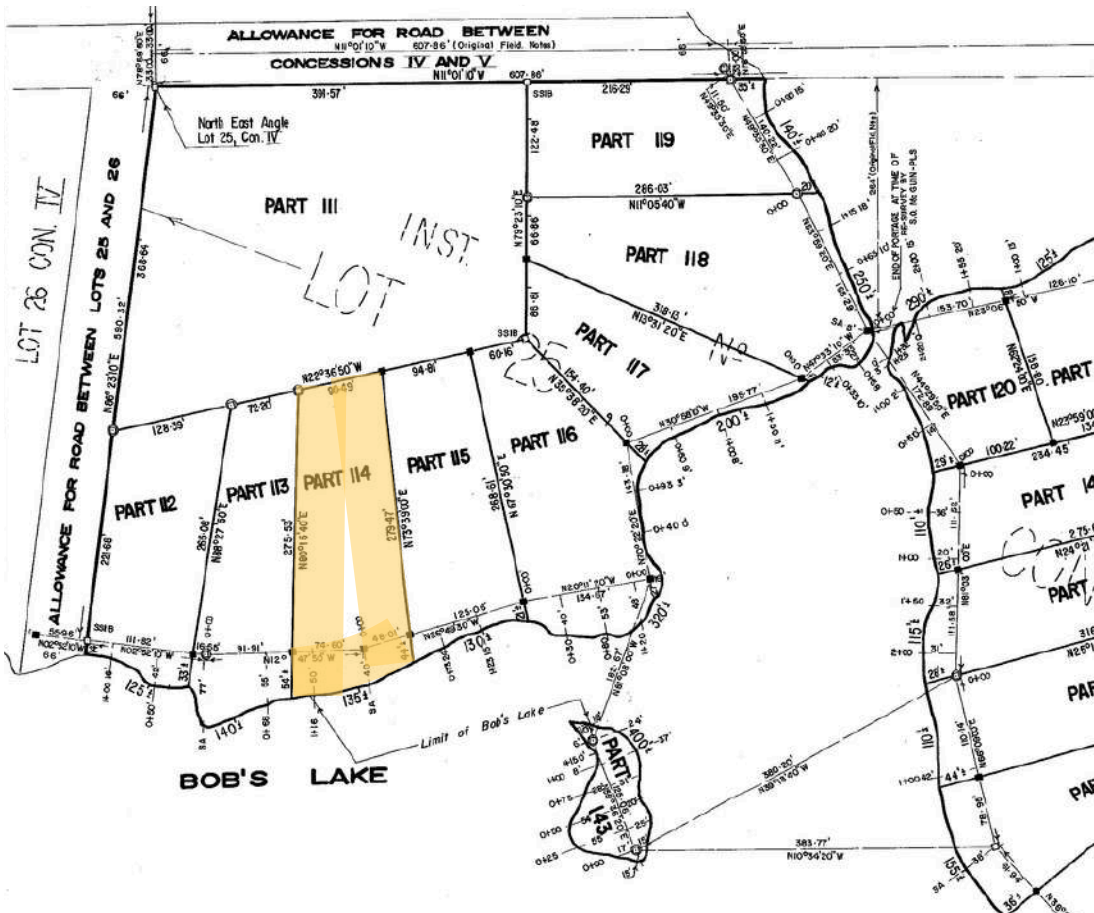
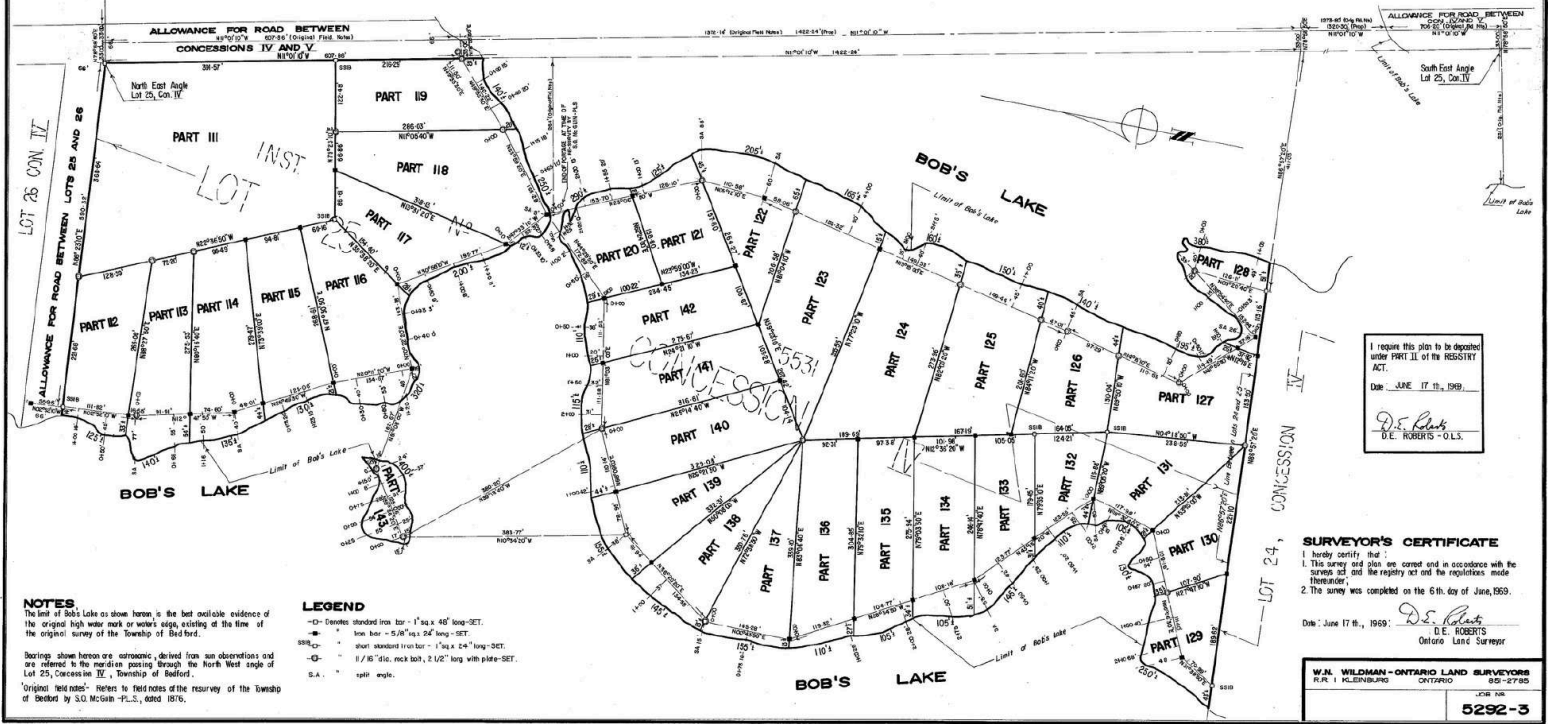


GROSS INTERNAL AREA
 EXCLUDED AREA: DECK 1: 319 sq.ft, 30 m², DECK 2: 177 sq.ft, 16 m², DECK 3: 46 sq.ft, 4 m², SCREEN PORCH: 150 sq.ft, 14 m²
 TOTAL: 556 sq.ft, 52 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

**PLAN OF SURVEY OF
PART OF LOT 25, CONCESSION IV
TOWNSHIP OF BEDFORD, COUNTY OF FRONTENAC**
Scale: 1" = 100'
DE. ROBERTS - O.L.S.
1969

RECEIVED AND DEPOSITED AS:
PLAN RD - 79
DATE: *June 23 1969*
W.D. Robertson
REGISTERED for the master division of
the County of Frontenac



AERIAL IMAGES



WETT INSTALLATION

Embers
because... there's no place like home!
63 North Street
Perth, Ontario 264-0878
K7H 2T1

PST Registration #: 9042 2783
GST Registration #: 89965 8173 RT0001

Invoice #: 00010039

Bill To:

Ship To:

SALESPERSON		YOUR NO.	SHIP VIA	COL	PPD	SHIP DATE	TERMS	DATE	PG.
				X			C.O.D.	5/22/03	1
QTY.	ITEM NO.	DESCRIPTION		PRICE	UNIT	DISC %	EXTENDED	TAX	
1	Jotul #3 Wood	Jotul #3 Enamel Wood Green serial # 350338/Heat shield built into stove body by manufacturer		\$2,186.00			\$2,186.00	G	
1	UB6T	ICC DW Tee Pipe		\$67.00			\$67.00	G	
2	UB645	ICC DW 45 Degree Offset		\$49.00			\$98.00	G	
1	UB6AF	ICC DW Long Adjustable Length		\$155.00			\$155.00	G	
1	UB61SF	ICC DW 12" Adj Length		\$40.00			\$40.00	G	
1	UB618F	ICC DW 18" Fixed Length		\$54.00			\$54.00	G	
1	XL6ESS	Square Support		\$115.00			\$115.00	G	
1	XL6EFA	Flashing Mild		\$71.00			\$71.00	G	
1	XL6EDRC	Deluxe Rain Cap		\$97.00			\$97.00	G	
1	XL6EL48	48" Length Chimney		\$201.00			\$201.00	G	
1	XL6EL24	24" Length Chimney		\$103.00			\$103.00	G	
1	Labour WETT	Installation/ WETT Technician #5550 Phillip Fair		\$550.00			\$550.00	G	
1	UB6SE	ICC DW Stove Adaptor		\$13.00			\$13.00	G	
1	Napoleon P308	Nap BBQ Green RB PF 1 LPG #62042		\$1,163.00			\$1,163.00	G	

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Yp6q2NnHE9T>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/zv0e6kKcXLM>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/AY7NzmYjTNKEccZBA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/00IsaacsAcres/>

MLS LISTING

	PT LT 25 Isaacs Acre Frontenac Ontario K0H 2V0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$1,658.16/2025 DOM: 0		List: \$435,000 For: Sale		
	Other Link: Bungalow		Front On: E Acre: .50-1.99 Rms: 6 Bedrooms: 2 Washrooms: 1 1x3xMain		
	Lot: 135 x 325 Feet Irreg: Dir/Cross St: Pine Shores Lane / Bobs Lake Directions: Hwy. 38 to Bradshaw Rd. follow right to Pine Shores Lane go to end of road, park and take boat				
MLS#: X12257342 PIN#: 362410140					
Possession Remarks: TBD					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Wall Unit Central Vac: N Apx Age: < 700 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Vinyl Siding / Wood Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed		Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: N Water: Other Water Supply: Lake/River Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Aux Residences Oth Struct: Available Survey Type:	
Water Body Name: Bobs Lake Water Body Type: Lake Water Frontage (M): 41 Topography: Hilly,Rocky,Wooded/Treed Water Features: Dock,Waterfront-Deeded Access to Property: Water Only Docking Type: Private 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,Electricity Connected Waterfront Accessory Bldgs: Bunkie Sewage: Grey Water			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	11.81	x 11.15	Hardwood Floor
2	Living	Main	15.42	x11.15	Hardwood Floor
3	Kitchen	Main	7.87	x11.15	Hardwood Floor
4	Prim Bdrm	Main	9.84	x7.55	Hardwood Floor
5	2nd Br	Main	8.2	x7.55	3 Pc Bath
6	Bathroom	Main	7.55	x4.27	
Client Remks: Private waterfront retreat located on Bobs Lake. This 2-bedroom cottage sits perched on a large Canadian Shield rock that overlooks deep, clean water frontage. The floor plan of this cottage is easy and simple ideal for a cottage. There is a kitchen with an open living room area, a 3-pc bathroom, attached sun-room and a small loft with a pull down set of stairs. The cottage has a large deck that overlooks the lake and is serviced by a lake water system, gray water pit and a composting toilet. A few steps down from the deck and down the stone stairs and pathway is a large dock for your boat and for just hanging out at the water or swimming. Behind the cottage and just up the hill is a cute and cozy bunkie for family and guests. The cottage is being sold fully furnished inside and out, including a couple of kayaks. Start enjoying cottage life this summer! Enjoy a warm breeze while sitting on your deck with unrestricted views over the lake and take in spectacular nightly sunsets. This cottage is accessed via boat from Pine Shores Marina, where a boat slip and parking spot can be rented. Bobs Lake is a beautiful and large lake with varied topography and plenty of water to explore! Westport or Sharbot Lake are both just a short distance away.					
Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Kingston, ON K7P 2Y5

Your Total Real Estate Package!