



*Your Private Island Paradise
on Bobs Lake*

PT LT 25 Isaacs Acres, Frontenac, ON

-  **X12894370**
-  **\$399,888**
-  **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 screened-in deck and a small loft with a pulldown set of stairs. This cottage has a large deck that overlooks the lake and is serviced by a lakewater system, grey 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!

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



 **GURR**
REAL ESTATE GROUP
www.gurreathomes.com

info@gurreathomes.com **(613) 273-9595**



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Table of Contents

**PT LT 25 Isaacs Acres
Frontenac, ON**

Features	3
More Information	4
Floor Plans	6
Survey	7
Aerial Images	8
WETT Installation	9
Interactive Links	10
MLS Listing	11
Contact Information	12



Features

Water-Access Waterfront Cottage on Bobs Lake

- **Private Waterfront Retreat on 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 screened-in deck and a small loft with a pulldown set of stairs.
- **The Deck, Dock & Waterfront:** This cottage has a large deck that overlooks the lake and is serviced by a lake water system, grey 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.
- **The Bunkie:** Behind the cottage and just up the hill is a cute and cozy bunkie for family and guests.
- **Move-In Ready:** The cottage is being sold fully furnished inside and out, including a couple of kayaks. Start enjoying cottage life this summer!
- **The Views & The Lake:** Enjoy a warm breeze while sitting on your deck with unrestricted views over the lake and take in spectacular nightly sunsets. Convenient boat access is available from a deeded boat launch and lane. Bobs Lake is a beautiful and large lake with varied topography and plenty of water to explore!
- **Location & Access:** Westport or Sharbot Lake are both just a short distance away. Property is accessed by boat only. No road access.

Directions

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

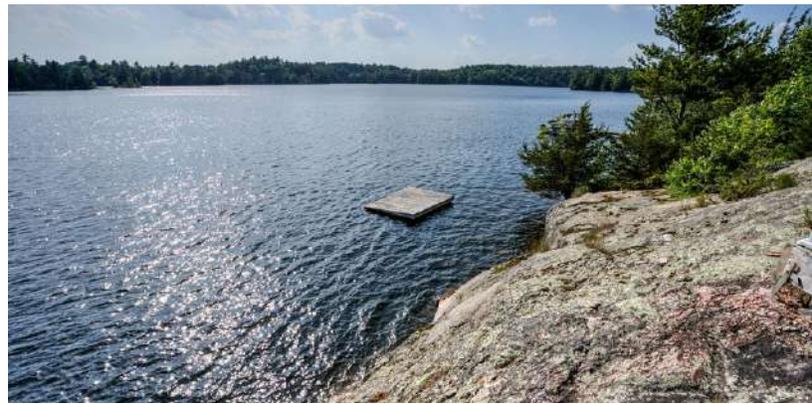
MORE INFORMATION

Inclusions (All As Is):

- Large red deck umbrella
- Large outdoor dining table with chairs
- Small outdoor dining 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):

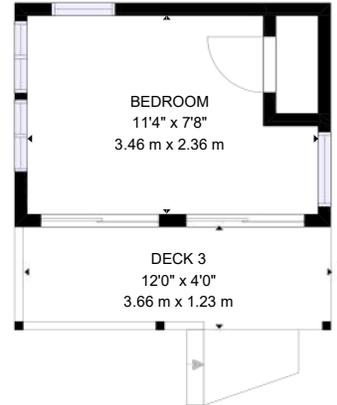
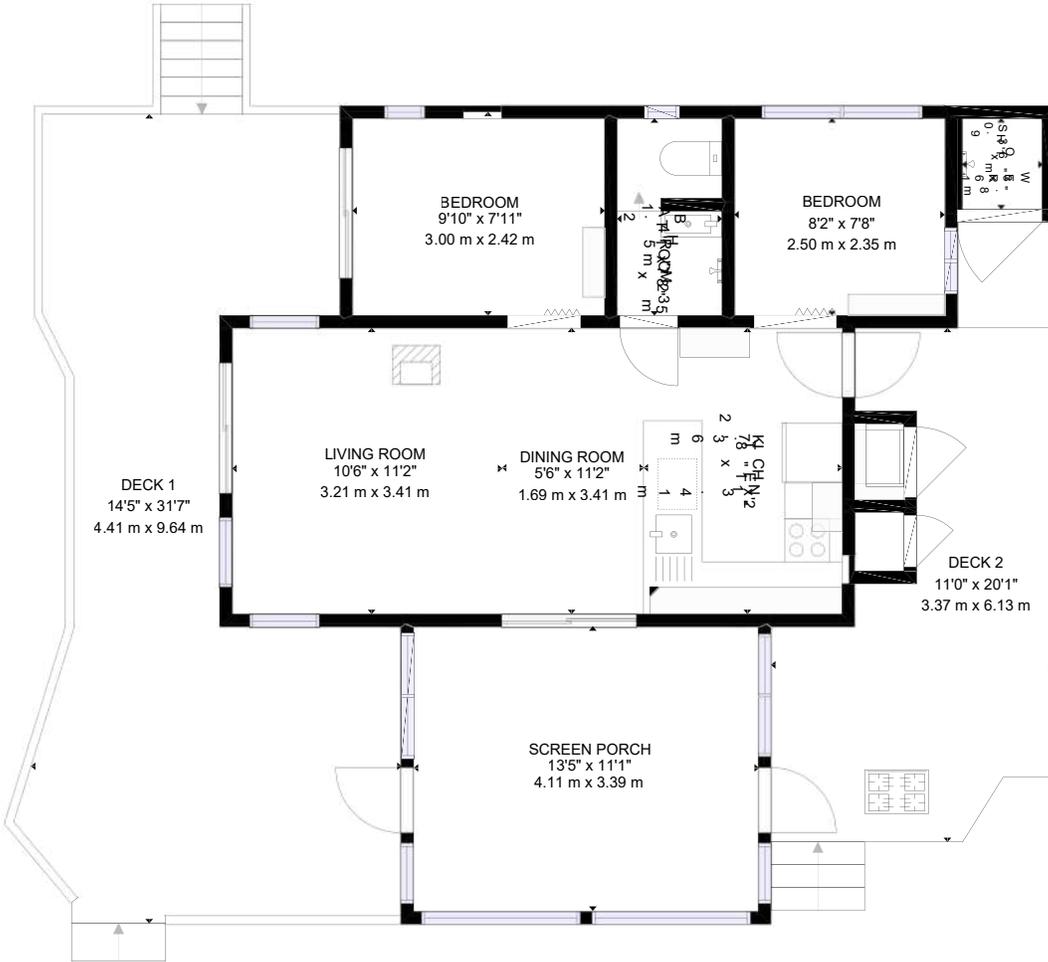
Property Taxes	Hydro	Pontoon Boat Slip & Parking	Internet (Rogers)	Insurance
\$1,658.16	approx. \$1,300 (<i>full occupancy</i>)	\$1274/year (<i>rental</i>)	\$75/month (<i>rental</i>)	\$1750/year (<i>commercial</i>)



GALLERY



FLOOR PLAN



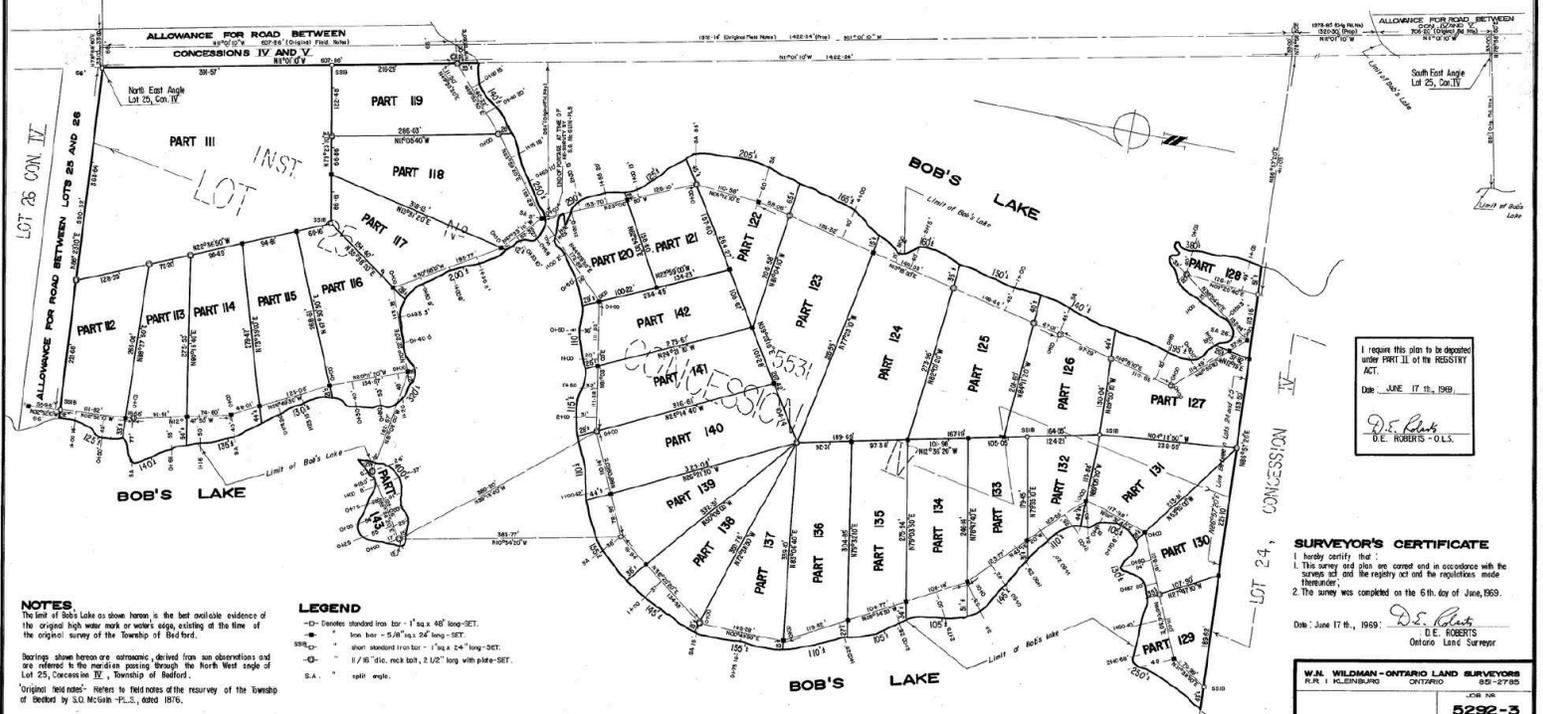
GROSS INTERNAL AREA
 EXCLUDED AREA: DECK 1: 319 sq.ft, 30 m², DECK 2: 177 sq.ft, 16 m², DECK 3: 46 sq.ft, 4 m², SCREEN PORCH: 150 sq.ft, 14 m²
 TOTAL: 556 sq.ft, 52 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

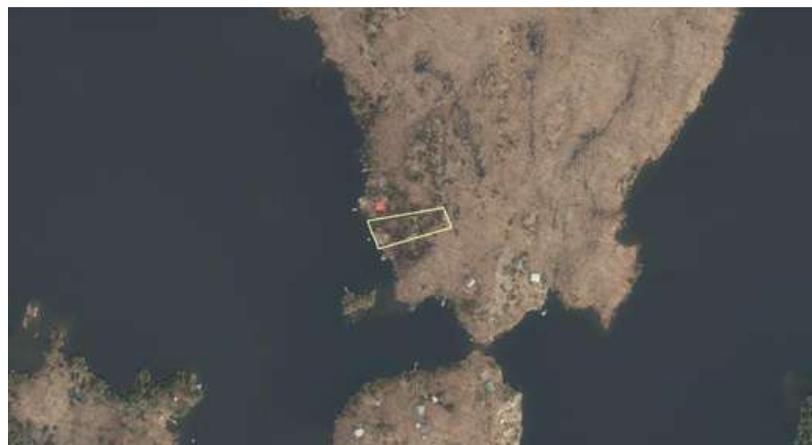
SURVEY

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

RECEIVED AND DEPOSITED AS:
PLAN RD - 79
DATE: *June 23 1969*
W.D. Robertson
REGISTRAR for the eastern 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

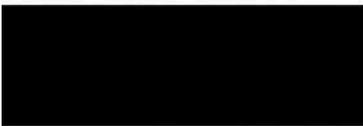


PST Registration #: 9042 2783
 GST Registration #: 89965 8173 RT0001

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	\$2,084.00			\$2,084.00	G	
1	UB6T	ICC DW Tee Pipe	\$67.00			\$67.00	G	
2	UB645	ICC DW 45 Degree Offset	\$45.00			\$90.00	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	\$57.00			\$57.00	G	
1	XL6EL48	48" Length Chimney	\$201.00			\$201.00	G	
1	XL6EL24	24" Length Chimney	\$101.00			\$101.00	G	
1	Labour WETT	Installation/ WETT Technician #5550 Phillip Fair	\$300.00			\$300.00	G	
1	UB6SE	ICC DW Stove Adaptor	\$13.00			\$13.00	G	
1	Napoleon P308	Nap BBQ Green RB PF 1 LPG #62042	\$1,369.00		15%	\$1,163.65	G	

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



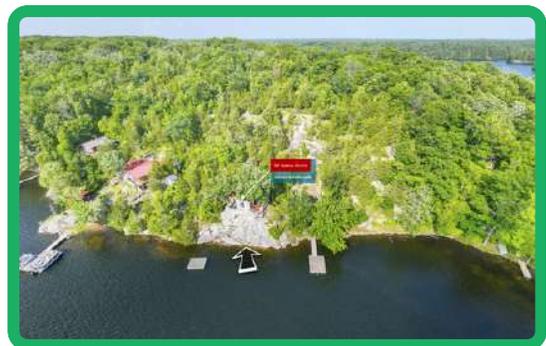
Scan the QR Code or Visit:
<https://youtu.be/zv0e6kKcXLM>

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 Acres **List: \$399,888 For: Sale**
Frontenac Ontario KOH 2V0 Frontenac 47
 - Frontenac South Frontenac
SPIS: N **Taxes:** \$1,658.16/2025 **DOM:** 1

Other Link: Bungalow **Front On:** E **Rms:** 6
Acres: .50-1.99 **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#: X12894370 **PIN#:** 362410140

Possession Remarks: TBD
Legal: PT LT 25 CON 4 BEDFORD PT 114, 13R79; T/W FR704961; SOUTH FRONTENAC

Kitchens: 1
Fam Rm: N
Basement: None Y
Fireplace/Stv:
Heat: Baseboard / Electric
A/C: Wall Unit
Central Vac: N
Apx Age: < 700
Apx Sqft: GeoWarehouse
Lot Size Source:
Roof: Asphalt Shingle, Metal
Foundation: Concrete Block, Piers
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Vinyl Siding / Wood
Gar/Gar Spcs: None / 0
Park/Drive: None
Drive: None
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Privacy, Porch Enclosed, Seasonal Living
Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: N
Water: Other
Water Supply Type: Lake/River
Sewer: Other
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Aux Residences
Survey Type: Available

Water Body Name: Bobs Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 41 **Shoreline Exp:** W
Topography: Hilly, Rocky, Wooded/Treed **Alternative Power:** None
Water Features: Dock, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Water Only **Rural Services:** Cell Services, Electricity Connected
Docking Type: Private **Waterfront Accessory Bldgs:** Bunkie
Water View: Direct **Sewage:** Grey Water
WaterfrontYN: Y
Waterfront: Direct

#	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 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 screened-in deck and a small loft with a pulldown set of stairs. This cottage has a large deck that overlooks the lake and is serviced by a lakewater system, grey 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. Convenient boat access is available from a deeded boat launch and lane. 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. Property is accessed by boat only. No road access.

Inclusions: Most Contents included, 2 Kayaks, BBQ, Dock, Dishwasher "as is"

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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