



PT LT 25 Isaacs Acre	List: \$435,000 For: Sale
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Frontenac Ontario K0H 2V0

Frontenac 47 - Frontenac South Frontenac

SPIS: N **Taxes:** \$1,658.16/2025

DOM: 0

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:	
Apx Sqft:	< 700
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
UFFI:	
Pool:	None
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:	
Oth Struct:	Aux Residences
Survey Type:	Available

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	
2	Living	Main	15.42	x 11.15	Hardwood Fl
3	Kitchen	Main	7.87	x 11.15	Hardwood Fl
4	Prim Bdrm	Main	9.84	x 7.55	Hardwood Fl
5	2nd Br	Main	8.2	x 7.55	Hardwood Fl
6	Bathroom	Main	7.55	x 4.27	3 Pc Bath

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, BROKERAGE **Ph:** 613-273-9595