

	<b>PT LT 25 Isaacs Acre</b> <b>Frontenac Ontario K0H 2V0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS: N</b> <b>Taxes: \$1,658.16/2025</b>	<b>List: \$399,888 For: Sale</b>
	Other: Bungalow <b>Link:</b> Front On: E Acre: .50-1.99 Rms: 6 Bedrooms: 2 Washrooms: 1 1x3xMain	<b>DOM: 1</b>
<b>Lot:</b> 135 x 325 Feet Irreg: <b>Dir/Cross St:</b> Pine Shores Lane / Bobs Lake <b>Directions:</b> 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

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> < 700 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle, Metal <b>Foundation:</b> Concrete Block, Piers <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding / Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck, Fishing, Privacy, Porch Enclosed, Seasonal Living <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> RLSW <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> N <b>Water:</b> Other <b>Water Supply Type:</b> Lake/River <b>Sewer:</b> Other <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Aux Residences <b>Survey Type:</b> Available
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<b>Water Body Name:</b> Bobs Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 41 <b>Topography:</b> Hilly, Rocky, Wooded/Treed <b>Water Features:</b> Dock, Waterfront-Deeded <b>Access to Property:</b> Water Only <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct	<b>Shoreline:</b> Clean, Deep, Rocky <b>Shoreline Allowance:</b> None <b>Shoreline Exp:</b> W <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cell Services, Electricity Connected <b>Waterfront Accessory Bldgs:</b> Bunkie <b>Sewage:</b> Grey Water
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	11.81	x 11.15	
2	Living	Main	15.42	x 11.15	Hardwood Floor
3	Kitchen	Main	7.87	x 11.15	Hardwood Floor
4	Prim Bdrm	Main	9.84	x 7.55	Hardwood Floor
5	2nd Br	Main	8.2	x 7.55	Hardwood Floor
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 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 pull-down 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. 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.

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

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595