



PT LT 25 Isaacs Acre
Frontenac Ontario K0H 2V0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$1,658.16/2025 **DOM:** 10

List: \$399,888 For: Sale

Other: Bungalow
Link:
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#: 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 Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: < 700 Lot Size Source: GeoWarehouse 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
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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 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 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