

27 Goods Island, Frontenac, ON



Cottage life awaits!

This beautiful island property has deep, clean waterfrontage on Bobs Lake and has easy access from the mainland with just a short 2-minute boat ride from Pine Shores Marina. The cottage was built in 2018 and has 2 bedrooms and 1 bathroom with a composting toilet and a has a true cottage feel with pine cathedral ceilings, pine trim and doors. The property also has a charming bunkie with a loft and a great outhouse. The lot itself is gorgeous with tall pines, granite outcroppings, easy access to the waterfront and dock and views of the lake from almost every angle. This island property is impressive in every way and offers a peaceful retreat from the hustle and bustle from everyday life.

Your Total Real Estate Package!

Tammy & Heath Gurr Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com



(613) 273-9595

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Features

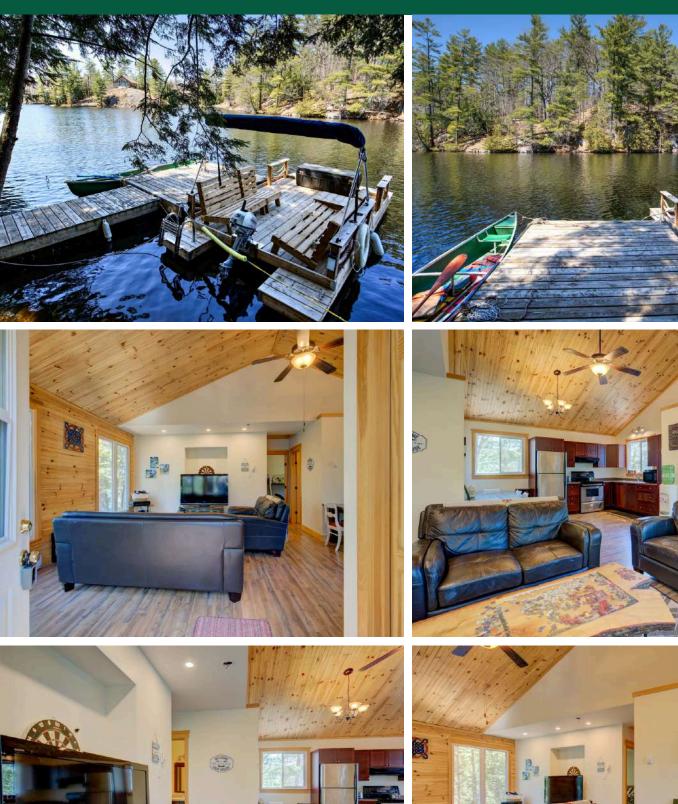
Cottage life awaits!

- This beautiful island property has deep, clean waterfrontage on Bobs Lake and has easy access from the mainland with just a short 2-minute boat ride from Pine Shores Marina.
- The cottage was built in 2018 and has 2 bedrooms and 1 bathroom with a composting toilet and a has a true cottage feel with pine cathedral ceilings, pine trim and doors. The property also has a charming bunkie with a loft and a great outhouse.
- The lot itself is gorgeous with tall pines, granite outcroppings, easy access to the waterfront and dock and views of the lake from almost every angle. This island property is impressive in every way and offers a peaceful retreat from the hustle and bustle from everyday life.
- Enjoy sitting on the deck of the cottage or the down by the lake in the gazebo or just sitting on the dock with your feet in the water.
- Bobs Lake is one of the largest lakes in the area and is a desirable lake that offers great fishing, swimming, and boating opportunities as well as access to Crow Lake.

Directions

• Pine Shores Lane / Marina Lane

GALLERY



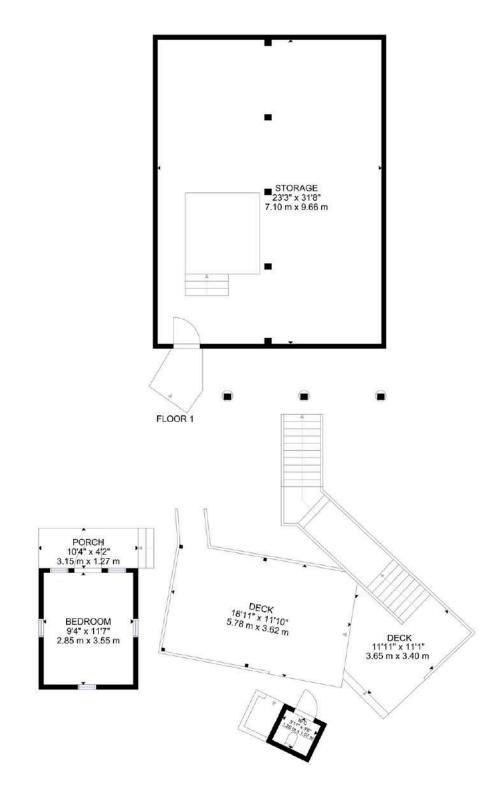
This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

GALLERY



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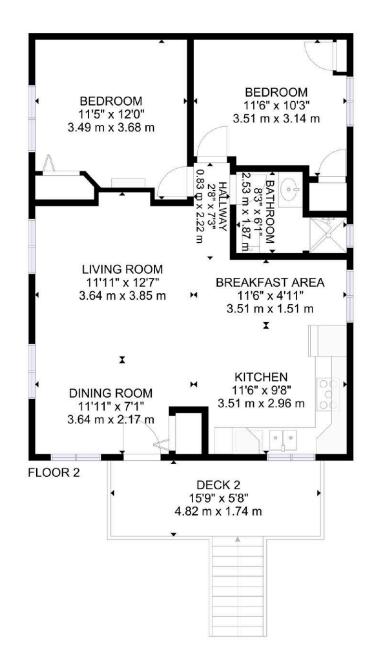
FLOOR PLAN 1/2



GROSS INTERNAL AREA FLOOR 1: 847 sq.ft, 79 m², FLOOR 2: 733 sq.ft, 68 m² EXCLUDED AREA: PORCH: 43 sq.ft, 4 m², DECK 2: 90 sq.ft, 8 m², DECK: 328 sq.ft, 30 m², W.C: 26 sq.ft, 2 m² TOTAL: 1580 sq.ft, 147 m²

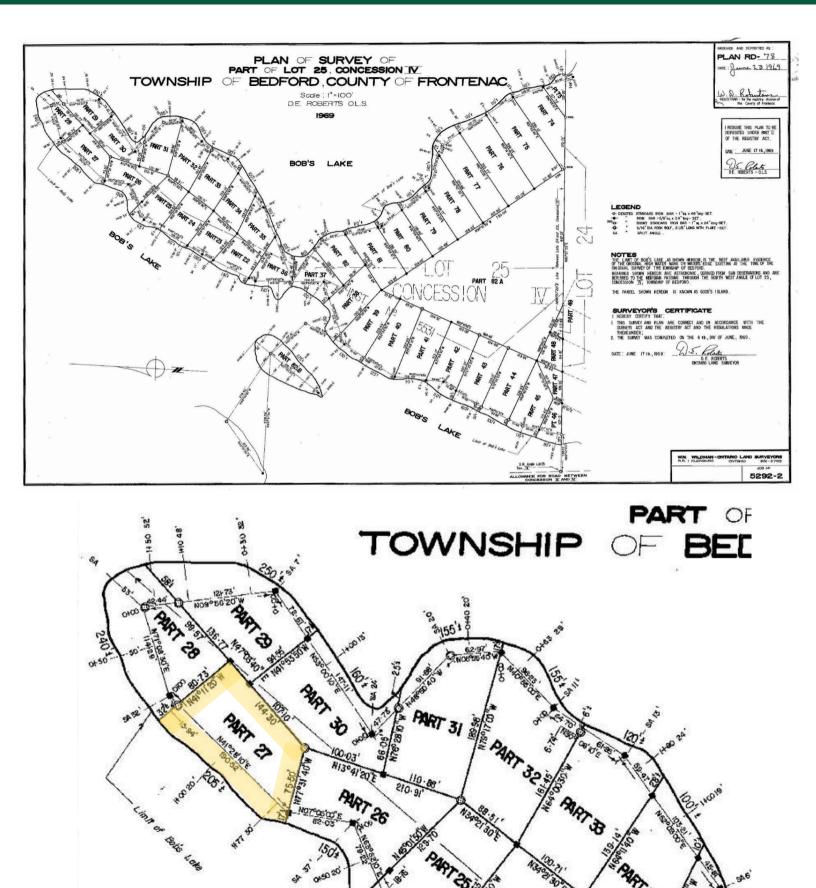
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2



GROSS INTERNAL AREA FLOOR 1: 847 sq.ft, 79 m², FLOOR 2: 733 sq.ft, 68 m² EXCLUDED AREA: PORCH: 43 sq.ft, 4 m², DECK 2: 90 sq.ft, 8 m², DECK: 328 sq.ft, 30 m², W.C: 26 sq.ft, 2 m² TOTAL: 1580 sq.ft, 147 m² SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



S.

3/3

AERIAL IMAGES



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INTERACTIVE LINKS

Virtual Tour





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

Google Map





Scan the QR Code or Visit: https://maps.app.goo.gl/Dudo9MFi sGVnHSZB7

Video Tour





Scan the QR Code or Visit: https://youtu.be/4Q-W-UGXNcA

Panorama View





Scan the QR Code or Visit: https://360panos.org/panos/ 27GoodsIsland/

MLS LISTING

the set we shall a		32	27 Goods Island			List: \$569,000 For: Sale
A vin 1	34570	We have the	Frontenac Ontari			
N. I. A. A.	And I W	A de la companya de l	Frontenac 47 - Fro	ntenac South Frontenac		
- Set Harry S	No the	1 6 40	SPIS: N	Taxes: \$1,779/2024		DOM: 1
and Allanda		A Provide	Other	Front	On: N Rms: 5	
Le PINES		m the	Link:	Acre:		ms: 2
	1	17.4	Bungalow		Washr	
	SS 137	A KA	Duligatow		1x3xMa	
		1 1 10	1 at 205 x 102 Far	+1440.0	IXSXIVIA	
			Lot: 205 x 102 Fee	hores Lane / Marina Lan		
		THE REAL PROPERTY IN	ir/cross st: Pine S	nores Lane / Marina Lan	e	
	Sector 1					
10 Lill		The supervision of				
RE MAN		10 Ten 12				
A start A						
ALS#: X12125020	PIN#:	362410197				
ossession Remar	ks: TBD					
itchens:	1		Exterior:	Vinyl Siding	Zoning:	RLSI
am Rm:	Ň		Drive:	Available	Cable TV:	N
asement:	None		Gar/Gar Spcs:	None / 0	Hydro:	Y
replace/Stv:	N		Drive Park Spcs:		Gas:	Ň
•	Baseboard / El	loctric	Tot Prk Spcs:	0 0 None	Phone:	
leat:		lectric		0 None		A
VC:	None		UFFI:		Water:	Other
Central Vac:	Ν		Pool:		Water Supply:	Lake/River
Apx Age:	6-15		Energy Cert:		Sewer:	Other
xpx Sqft:	700-1100		Cert Level:		Spec Desig:	Other
ssessment:			GreenPIS:		Farm/Agr:	Direct
OTL:			Prop Feat:		Waterfront:	
OTL Mo Fee:			-		Retirement:	Aux Residences, Gazebo
levator/Lift:			Island, Lake Acces		Oth Struct:	
aundry Lev:	N		Waterfront, Water	front, Wooded/Treed	oth struct.	
Phys Hdcap-Eqp:						
nys nucap-Lqp.						
Nater Body Name	· Bobs Lako			horeline: Clean,Deep,Ro		
Nater Body Type:			S	Shoreline Allowance: No	one	
			5	horeline Exp: Nw		
Water Frontage (M	1): 62.48		ŀ	Alternative Power: None	e	
opography: Hilly,F	Rocky,Sloping,W	Vooded/Treed	E	asements/Restrict: Un	known	
Vater Features: ock,Island,Stairs to	Waterfront W	atorfront Dood	od F	Rural Services: Cell Servi		ected
			eu i	Vaterfront Accessory B		
Access to Property		ate Docking,W		Sewage: Privy	lugs. Dulikie	
Docking Type: Priv	ate		2	ewage. Filvy		
Vater View: Direct	•					
VaterfrontYN: Y						
Vaterfront: Direct						
Boom	Level	Length (ft)	Width (ft)	Description	<u> </u>	
	Main	14.76	x8.53	Laminate	Combined W/Dinir	ıg
Kitchen	Main	18.7	x 14.76	Laminate		
Kitchen		11.48	x11.15	Laminate		
Kitchen 2 Living	Main	11.40	v0 10	Laminate		
Kitchen 2 Living Prim Bdrm		11.15	x9.19			
Kitchen 2 Living Prim Bdrm 2nd Br	Main		x5.25	Vinyl Floor	3 Pc Bath	
Kitchen 2 Living 9 Prim Bdrm 9 2nd Br 9 Bathroom	Main Main Main	11.15 6.23	x5.25	2	3 Pc Bath	d bac above accord from the
Kitchen 2 Living 9 Prim Bdrm 9 2nd Br 5 Bathroom Client Remks: Cott	Main Main Main age life awaits!	11.15 6.23 This beautiful	x5.25 sland property ha	s deep, clean waterfront	age on Bobs Lake ar	d has easy access from the
Kitchen 2 Living 3 Prim Bdrm 4 2nd Br 5 Bathroom Client Remks: Cott nainland with just a	Main Main Main age life awaits! a short 2-minute	11.15 6.23 This beautiful e boat ride fror	x5.25 sland property ha n Pine Shores Mar	s deep, clean waterfronta ina. The cottage was buil	age on Bobs Lake an t in 2018 and has 2 l	pedrooms and 1 bathroom
Kitchen 2 Living 9 Prim Bdrm 9 2nd Br 9 Bathroom 2 Client Remks: Cott 1 ainland with just a 1 ith a composting to	Main Main Main age life awaits! a short 2-minute oilet and a has	11.15 6.23 This beautiful e boat ride fror a true cottage	x5.25 sland property has n Pine Shores Mar feel with pine cath	s deep, clean waterfronta ina. The cottage was buil edral ceilings, pine trim a	age on Bobs Lake an t in 2018 and has 2 l and doors. The prop	pedrooms and 1 bathroom erty also has a charming
Kitchen 2 Living 3 Prim Bdrm 4 2nd Br 5 Bathroom Client Remks: Cott nainland with just a vith a composting to unkie with a loft ar	Main Main age life awaits! a short 2-minute oilet and a has nd a great outho	11.15 6.23 This beautiful e boat ride fror a true cottage ouse. The lot it:	x5.25 sland property has n Pine Shores Mar feel with pine cath self is gorgeous wit	s deep, clean waterfronta ina. The cottage was buil edral ceilings, pine trim a ch tall pines, granite outc	age on Bobs Lake an t in 2018 and has 2 l and doors. The prop roppings, easy acces	pedrooms and 1 bathroom erty also has a charming ss to the waterfront and do
Kitchen 2 Living 3 Prim Bdrm 4 2nd Br 5 Bathroom Client Remks: Cott nainland with just a rith a composting to unkie with a loft ar	Main Main age life awaits! a short 2-minute oilet and a has nd a great outho	11.15 6.23 This beautiful e boat ride fror a true cottage ouse. The lot it:	x5.25 sland property has n Pine Shores Mar feel with pine cath self is gorgeous wit	s deep, clean waterfronta ina. The cottage was buil edral ceilings, pine trim a ch tall pines, granite outc	age on Bobs Lake an t in 2018 and has 2 l and doors. The prop roppings, easy acces	bedrooms and 1 bathroom erty also has a charming as to the waterfront and do
Kitchen Living Prim Bdrm 2nd Br Bathroom Client Remks: Cott ainland with just a ith a composting to unkie with a loft ar nd views of the lake	Main Main age life awaits! a short 2-minute oilet and a has nd a great outho e from almost e	11.15 6.23 This beautiful e boat ride fror a true cottage ouse. The lot it every angle. Th	x5.25 sland property has n Pine Shores Mar feel with pine cath self is gorgeous wit is island property i	s deep, clean waterfronta ina. The cottage was buil edral ceilings, pine trim a h tall pines, granite outc s impressive in every wa	age on Bobs Lake ar t in 2018 and has 2 l and doors. The prop roppings, easy acces y and offers a peace	bedrooms and 1 bathroom erty also has a charming ss to the waterfront and do ful retreat from the hustle
Kitchen Living Prim Bdrm 2 2nd Br Bathroom Client Remks: Cott nainland with just a with a composting tr unkie with a loft ar nd views of the laken nd bustle from eve	Main Main Main age life awaits! a short 2-minute oilet and a has nd a great outho e from almost e ryday life. Enjog	11.15 6.23 This beautiful e boat ride fror a true cottage ouse. The lot it every angle. Th y sitting on the	x5.25 sland property has n Pine Shores Mar feel with pine cath self is gorgeous wit is island property i deck of the cottag	s deep, clean waterfronta ina. The cottage was buil edral ceilings, pine trim a h tall pines, granite outc s impressive in every way e or the down by the lak	age on Bobs Lake ar t in 2018 and has 2 l and doors. The prop roppings, easy acces y and offers a peace e in the gazebo or ju	bedrooms and 1 bathroom erty also has a charming ss to the waterfront and do ful retreat from the hustle st sitting on the dock with
Kitchen Living Prim Bdrm 2 2nd Br Bathroom Client Remks: Cott nainland with just a with a composting tr unkie with a loft ar nd views of the laken nd bustle from eve	Main Main Main age life awaits! a short 2-minute oilet and a has d a great outho e from almost e gryday life. Enjog er. Bobs Lake is	11.15 6.23 This beautiful e boat ride fror a true cottage ouse. The lot it every angle. Th y sitting on the one of the larg	x5.25 sland property has n Pine Shores Mar feel with pine cath self is gorgeous wit is island property i deck of the cottag	s deep, clean waterfronta ina. The cottage was buil edral ceilings, pine trim a h tall pines, granite outc s impressive in every way e or the down by the lak	age on Bobs Lake ar t in 2018 and has 2 l and doors. The prop roppings, easy acces y and offers a peace e in the gazebo or ju	bedrooms and 1 bathroom erty also has a charming ss to the waterfront and do ful retreat from the hustle

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595

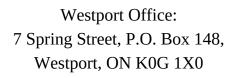


Questions? Contact us:

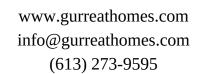
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Kingston Office: 640 Cataraqui Woods Drive Kingston, ON K7P 2Y5

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