

PRICE
REDUCED

*Charming Island Cottage with
Deep Waterfront & Bunkie!*

27 Goods Island, Frontenac, ON

X12125020

\$ \$569,000

2 Bedrooms

1 Bathroom

0.48 Acres

Bobs Lake

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



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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

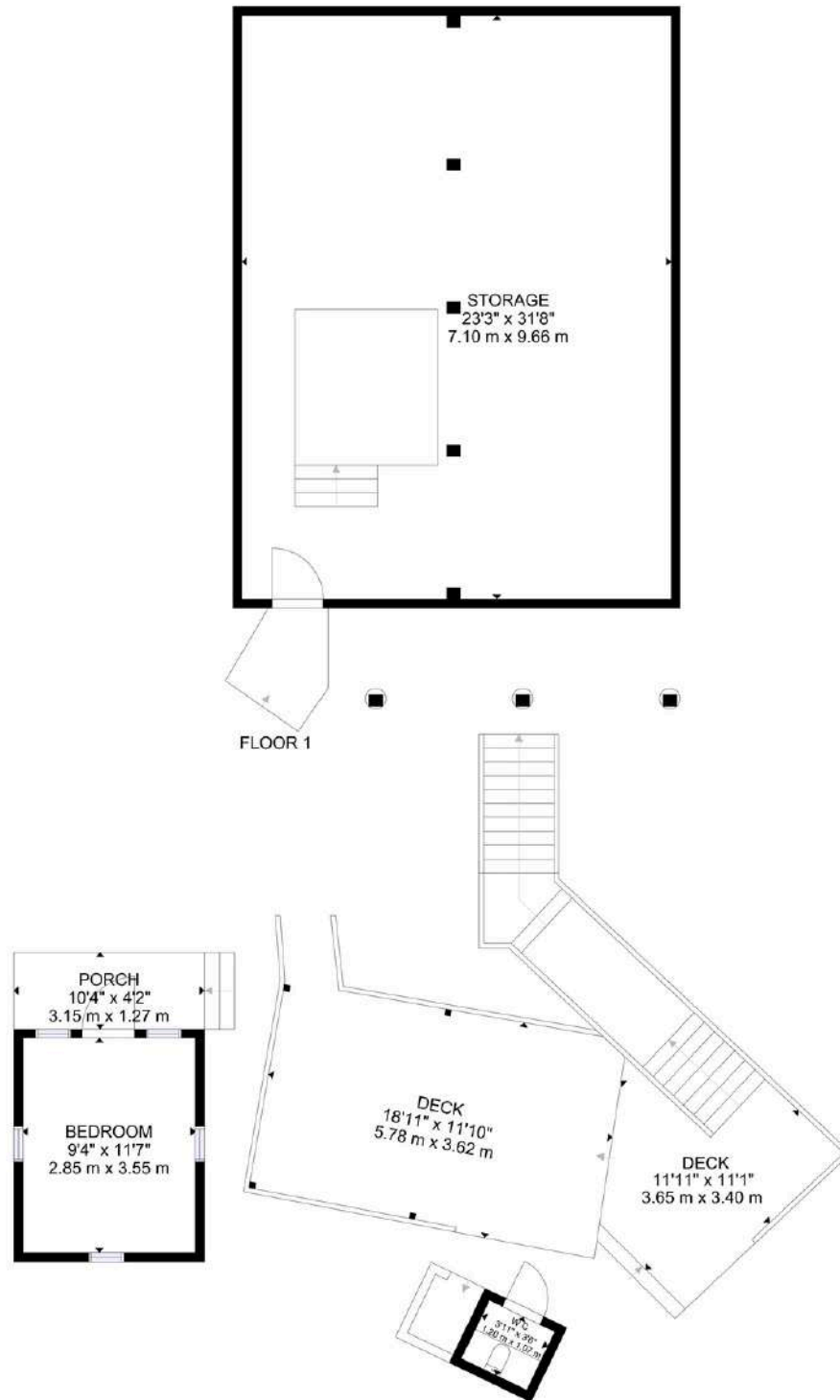


GALLERY



Bunkie

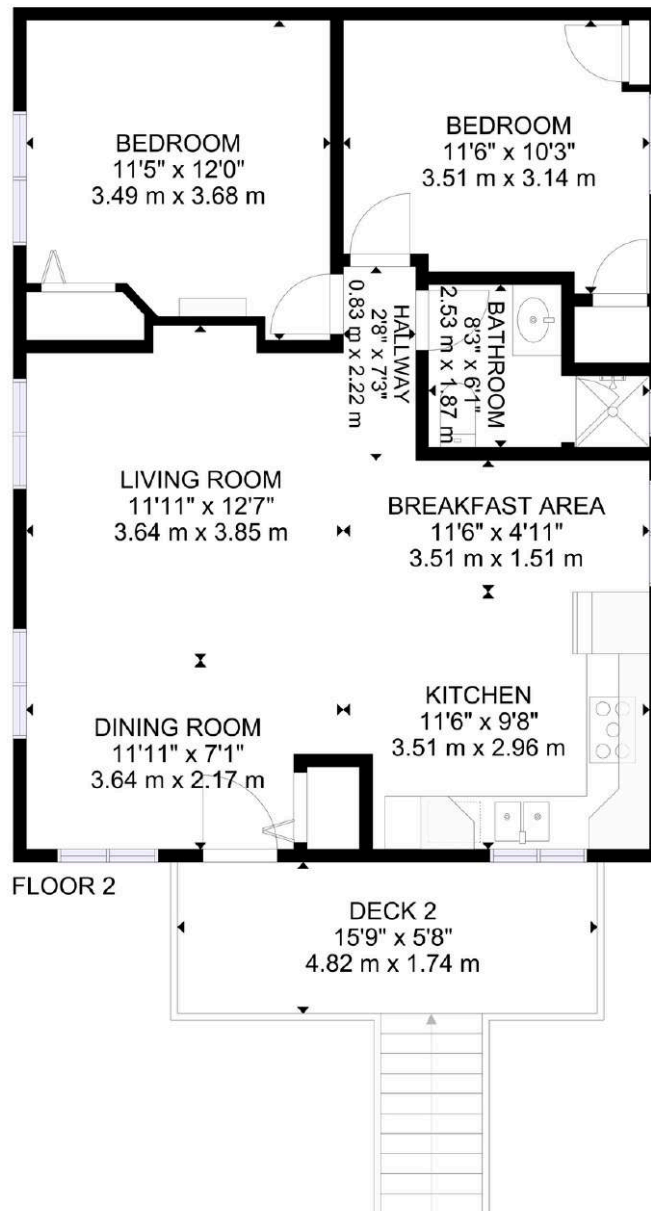
FLOOR PLAN 1/2



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.

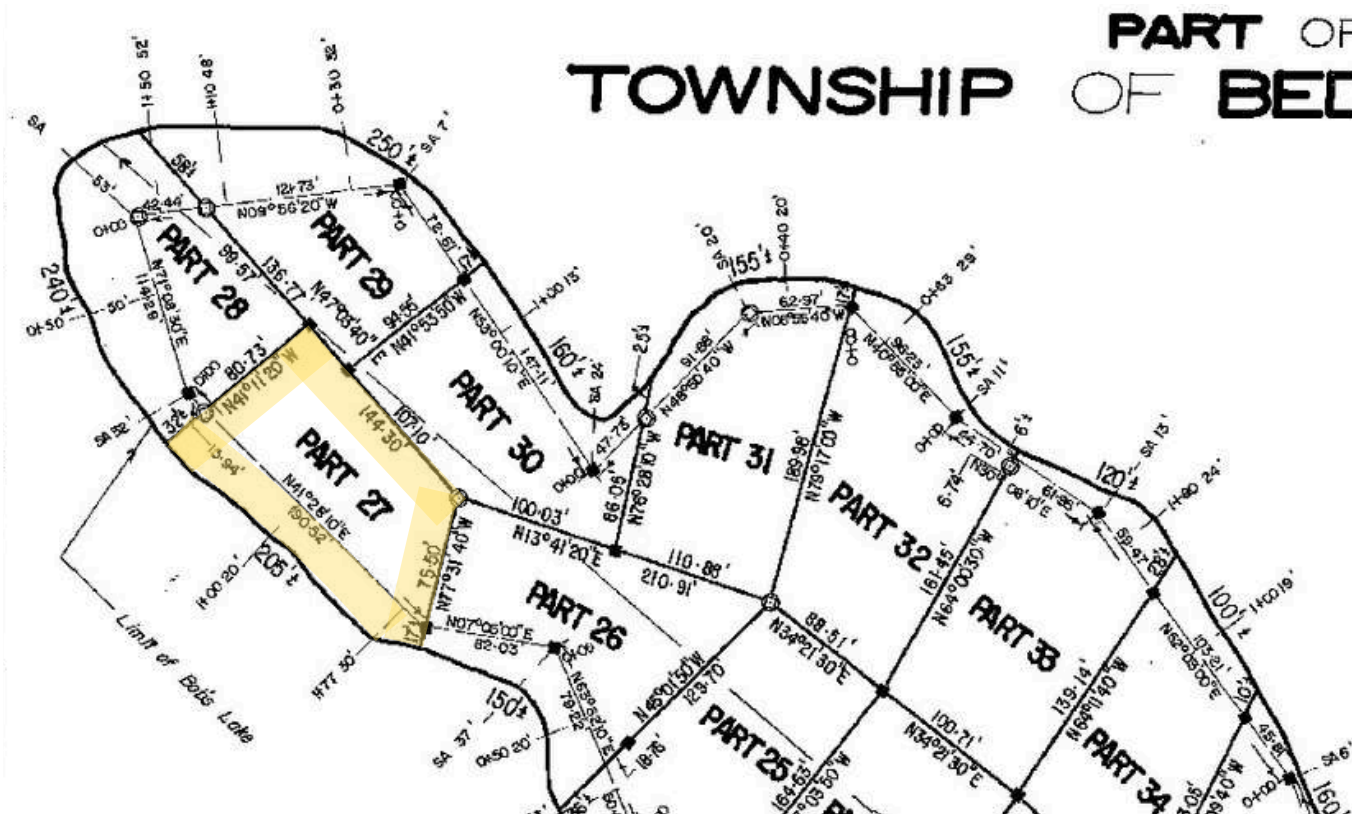
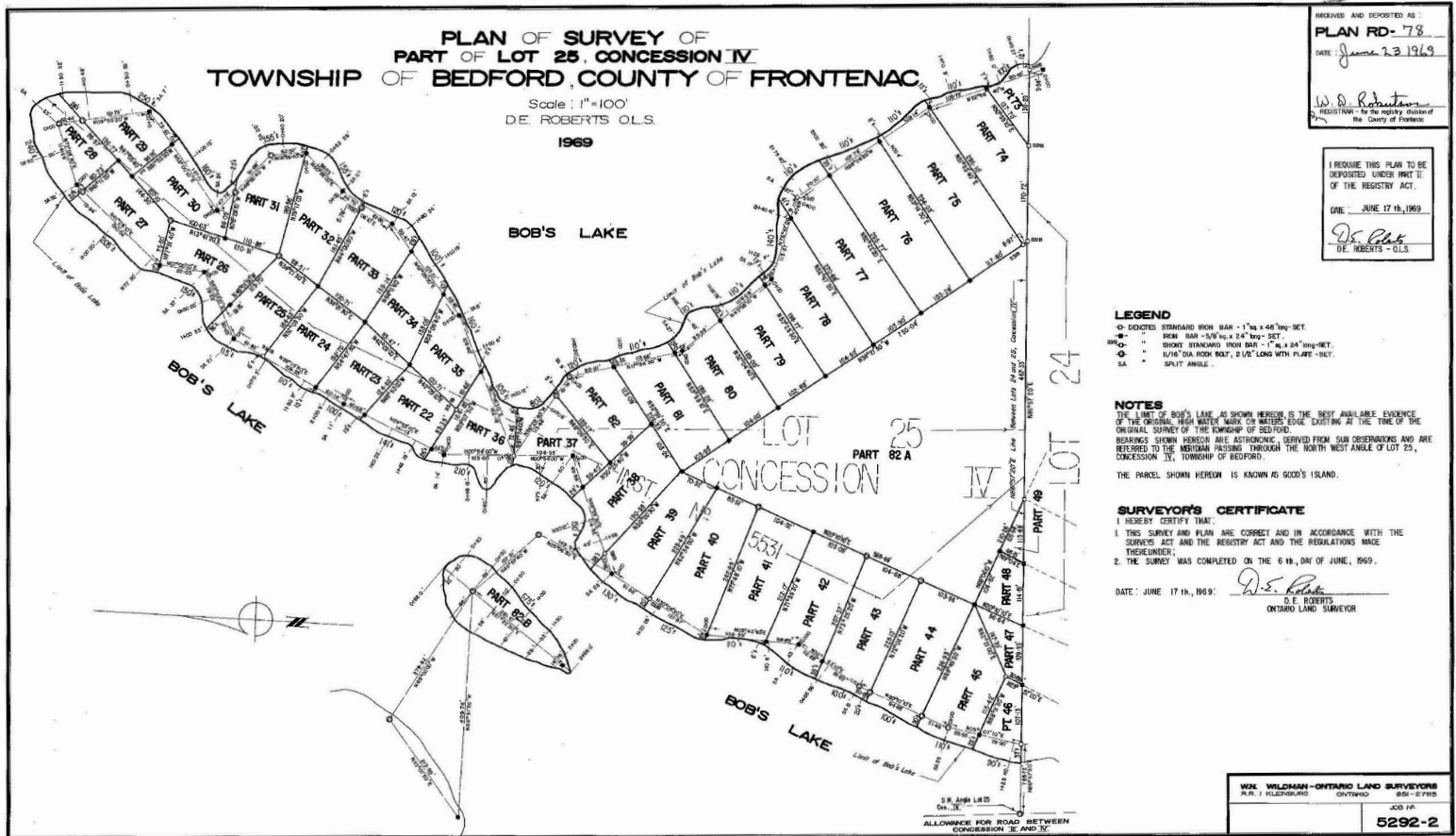
FLOOR PLAN 2/2



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

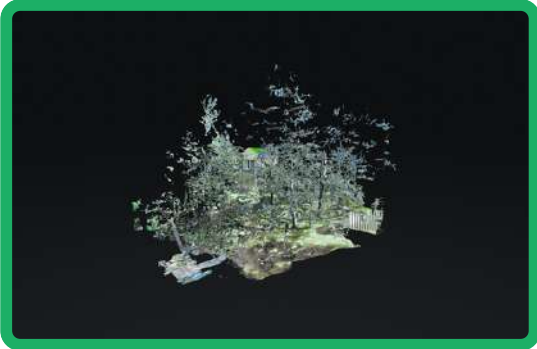


AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



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

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/Dudo9MFisGVnHSZB7>

Panorama View



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

MLS LISTING

	27 Goods Island Frontenac Ontario K0H 2V0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$1,779/2024 DOM: 1		List: \$569,000 For: Sale		
	Other Link: Bungalow		Front On: N Acre: < .50	Rms: 5 Bedrooms: 2 Washrooms: 1 1x3xMain	
	Lot: 205 x 102 Feet Irreg: Dir/Cross St: Pine Shores Lane / Marina Lane				
MLS#: X12125020 PIN#: 362410197 Possession Remarks: TBD					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 6-15 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:		Exterior: Vinyl Siding Drive: Available Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Island, Lake Access, Marina, Sloping, Waterfront, Waterfront, Wooded/Treed		Zoning: RLSI Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Other Spec Desig: Other Farm/Agr: Direct Waterfront: Aux Residences, Gazebo Retirement: Oth Struct:	
Water Body Name: Bobs Lake Water Body Type: Lake Water Frontage (M): 62.48 Topography: Hilly, Rocky, Sloping, Wooded/Treed Water Features: Dock, Island, Stairs to Waterfront, Waterfront-Deeded Access to Property: By Water, Private Docking, Water Only Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Clean, Deep, Rocky Shoreline Allowance: None Shoreline Exp: Nw Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected Waterfront Accessory Bldgs: Bunkie Sewage: Privy			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.76	x8.53	Laminate Combined W/Dining
2	Living	Main	18.7	x 14.76	Laminate
3	Prim Bdrm	Main	11.48	x11.15	Laminate
4	2nd Br	Main	11.15	x9.19	Laminate
5	Bathroom	Main	6.23	x5.25	Vinyl Floor 3 Pc Bath
Client Remks: 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.					
Extras: 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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