

PRICE  
REDUCED

*Charming Island Cottage with  
Deep Waterfront & Bunkie!*

## 27 Goods Island, Frontenac, ON

# X12125020

\$ \$599,000

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



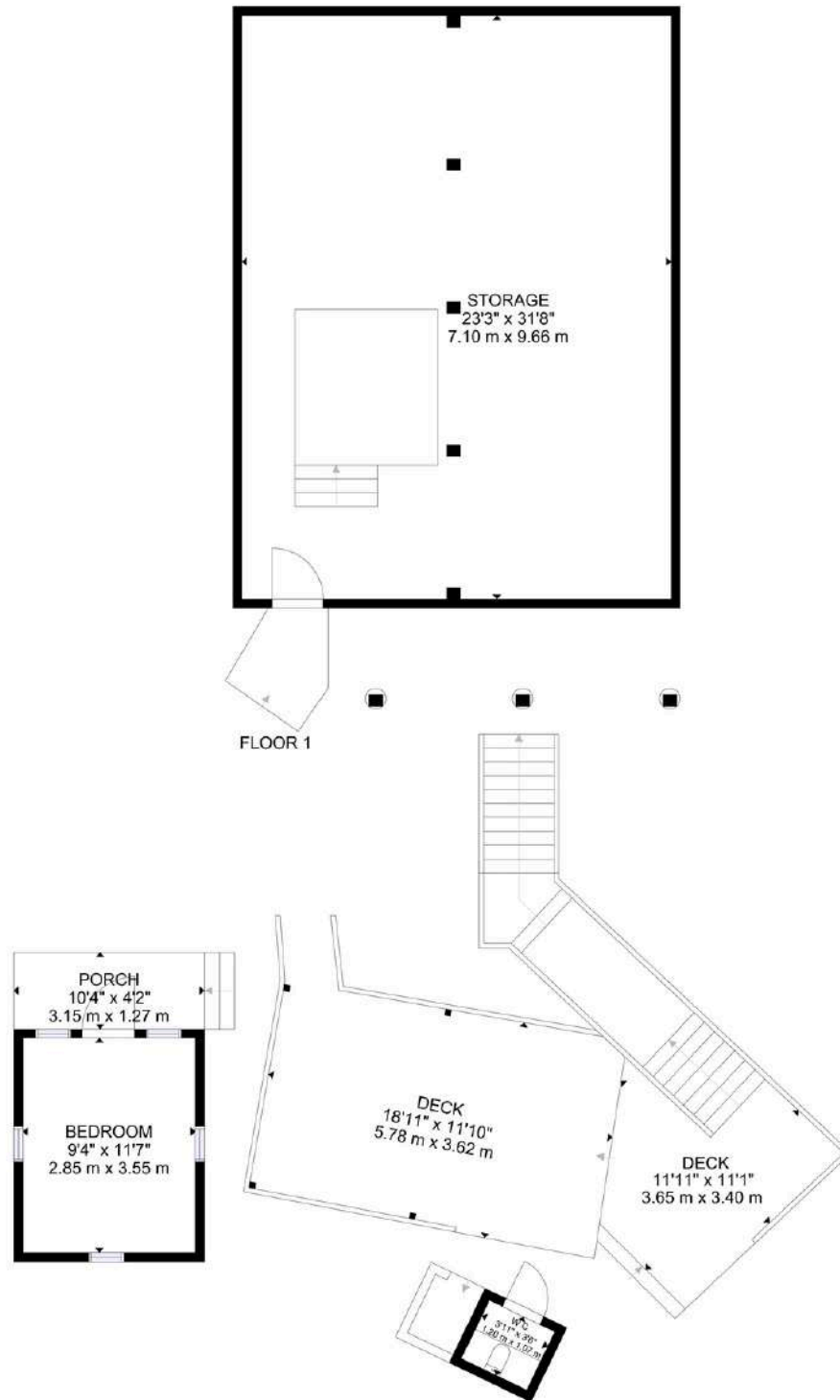


# GALLERY



Bunkie

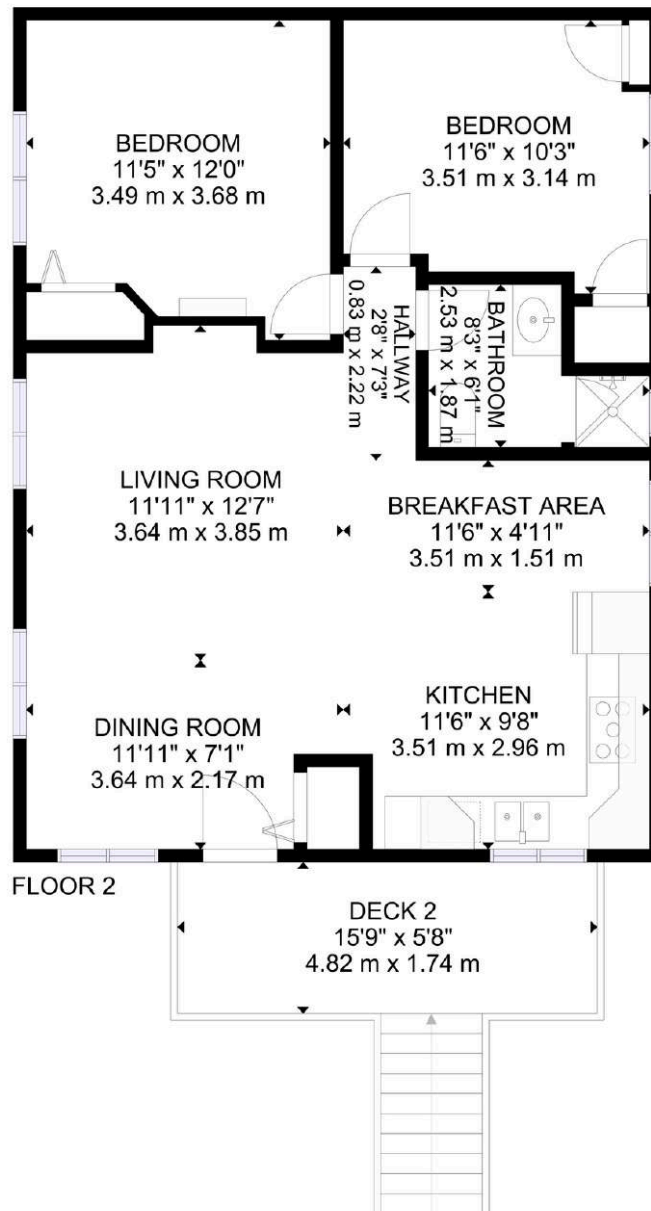
# FLOOR PLAN 1/2



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

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN 2/2

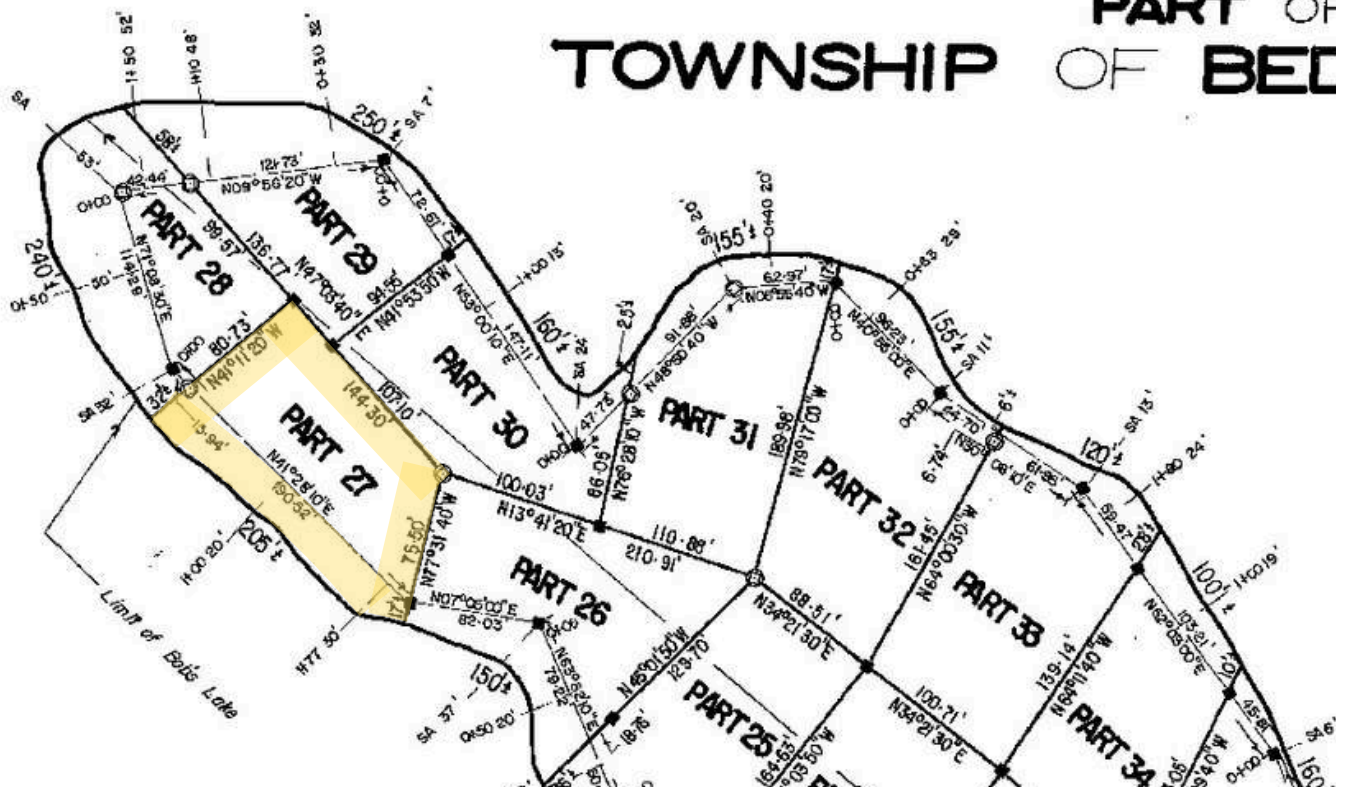


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**TOWNSHIP** **PART** OF  
**OF** **BEL**





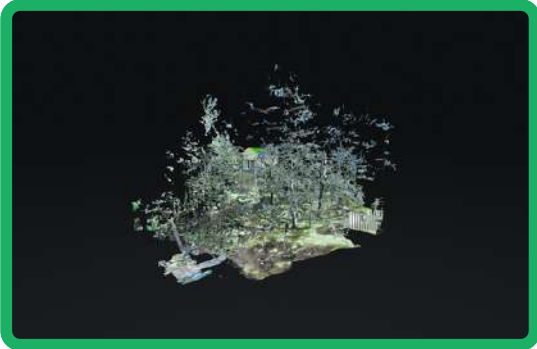
# AERIAL IMAGES





# 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

	<b>27 Goods Island</b> <b>Frontenac Ontario K0H 2V0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS: N</b> <b>Taxes: \$1,779/2024</b> <b>DOM: 1</b>		<b>List: \$599,000 For: Sale</b>																																				
	<b>Other Link:</b> Bungalow	<b>Front On: N</b> <b>Acre: &lt; .50</b>	<b>Rms: 5</b> <b>Bedrooms: 2</b> <b>Washrooms: 1</b> 1x3xMain																																				
	<b>Lot: 205 x 102 FeetIrreg:</b> <b>Dir/Cross St:</b> Pine Shores Lane / Marina Lane																																						
<b>MLS#: X12125020</b> <b>PIN#: 362410197</b> <b>Possession Remarks:</b> TBD																																							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 6-15 <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> N <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Available <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Island, Lake Access, Marina, Sloping, Waterfront, Waterfront, Wooded/Treed	<b>Zoning:</b> RLSI <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Other <b>Water Supply:</b> Lake/River <b>Sewer:</b> Other <b>Spec Desig:</b> Other <b>Farm/Agr:</b> Direct <b>Waterfront:</b> Aux Residences, Gazebo <b>Retirement:</b> <b>Oth Struct:</b>																																					
<b>Water Body Name:</b> Bobs Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 62.48 <b>Topography:</b> Hilly,Rocky,Sloping,Wooded/Treed <b>Water Features:</b> Dock,Island,Stairs to Waterfront,Waterfront-Deeded <b>Access to Property:</b> By Water,Private Docking,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> Nw <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> Privy																																					
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>14.76</td> <td>x8.53</td> <td>Laminate Combined W/Dining</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>18.7</td> <td>x 14.76</td> <td>Laminate</td> </tr> <tr> <td>3</td> <td>Prim Bdrm</td> <td>Main</td> <td>11.48</td> <td>x11.15</td> <td>Laminate</td> </tr> <tr> <td>4</td> <td>2nd Br</td> <td>Main</td> <td>11.15</td> <td>x9.19</td> <td>Laminate</td> </tr> <tr> <td>5</td> <td>Bathroom</td> <td>Main</td> <td>6.23</td> <td>x5.25</td> <td>Vinyl Floor 3 Pc Bath</td> </tr> </tbody> </table>	#	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	<b>Client Remks:</b> 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.		
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<b>Extras:</b> <b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595																																							





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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