

27 Goods Island, Frontenac, ON

X12125020

- \$ \$629,000
- 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.







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Features

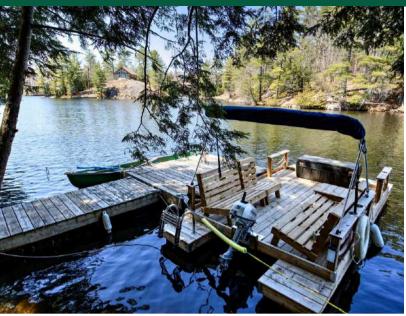
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- Enjoy sitting on the deck of the cottage or the down by the lake in the gazebo or just sitting on the dock with your feet in the water.
- Bobs Lake is one of the largest lakes in the area and is a desirable lake that offers great fishing, swimming, and boating opportunities as well as access to Crow Lake.

Directions

• Pine Shores Lane / Marina Lane

GALLERY













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GALLERY







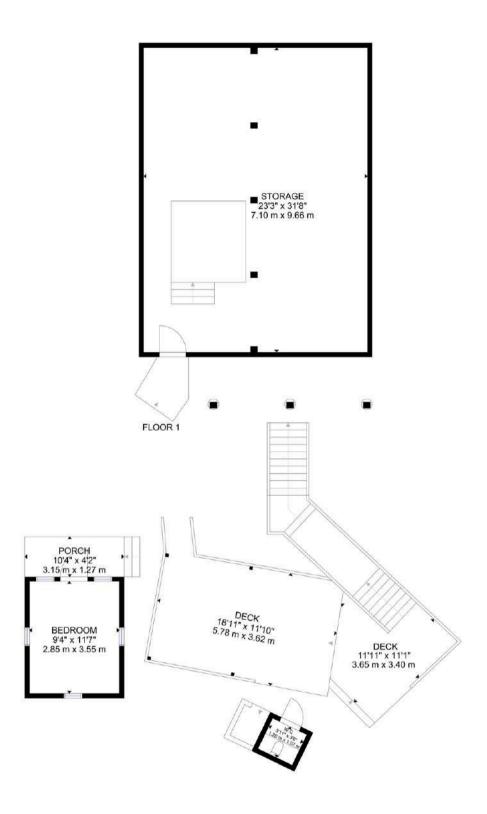






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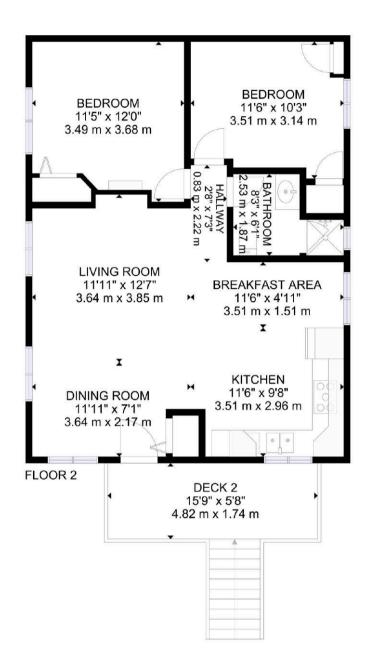
FLOOR PLAN 1/2



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

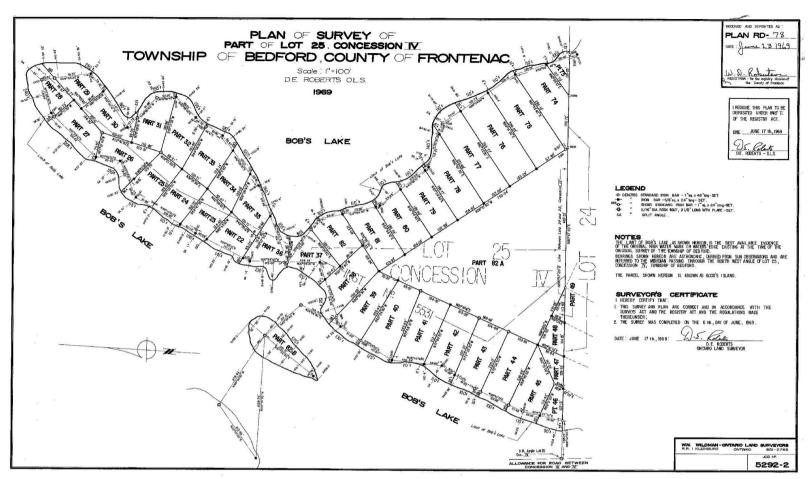


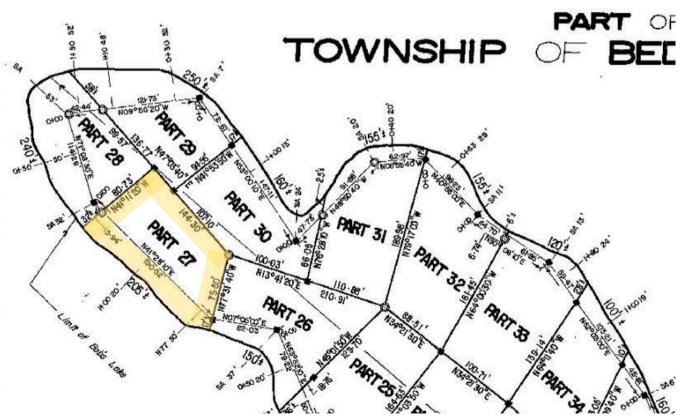
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SURVEY





AERIAL IMAGES



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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/7WjqH3sx T1KSe7kt6

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

Front On: N **Rms:** 5 Link: **Acre:** < .50 **Bedrooms:** 2 Washrooms: 1 Bungalow 1x3xMain

Lot: 205 x 102 FeetIrreg:

Dir/Cross St: Pine Shores Lane / Marina Lane

None / 0

0 None

Possession Remarks: TBD

Kitchens: Fam Rm: N **Basement:** None Fireplace/Stv:

Baseboard / Electric Heat:

A/C: None **Central Vac:** Ν 6-15 Apx Age: Apx Sqft: 700-1100

Assessment:

POTL:

POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:

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

Exterior: Drive: **Gar/Gar Spcs:**

Drive Park Spcs: Tot Prk Spcs: UFFI:

Pool: **Energy Cert:** Cert Level: **GreenPIS: Prop Feat:**

Island, Lake Access, Marina, Sloping, Waterfront, Waterfront, Wooded/Treed

Vinyl Siding Available Zoning: Cable TV: RLSI Ν

Hydro: Υ Gas: Ν **Phone:** Α Water: Other Water Supply: Lake/River Sewer: Other

Spec Desig: Other Farm/Agr: Direct Waterfront:

Retirement: Oth Struct:

Aux Residences, Gazebo

List: \$629.000 For: Sale

DOM: 1

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 L	iving	Main	18.7	x 14.76	Laminate	<u> </u>
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, BROKERAGEPh: 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage







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