



27 Goods Island		List: \$599,000 For: Sale			
Frontenac Ontario K0H 2V0					
Frontenac 47 - Frontenac South Frontenac					
SPIS: N		Taxes: \$1,779/2024			
DOM: 39					
Other		Front On: N			
Link:		Acre: < .50			
Bungalow		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		Exterior: Vinyl Siding			
Fam Rm: N		Drive: Available			
Basement: None		Gar/Gar Spcs: None / 0			
Fireplace/Stv: N		Drive Park Spcs: 0			
Heat: Baseboard / Electric		Tot Prk Spcs: 0			
A/C: None		UFFI:			
Central Vac: N		Pool: None			
Apx Age: 6-15		Energy Cert:			
Apx Sqft: 700-1100		Cert Level:			
Assessment:		GreenPIS:			
POTL:		Prop Feat:			
POTL Mo Fee:		Island, Lake Access, Marina, Sloping,			
Elevator/Lift: N		Waterfront, Waterfront, Wooded/Treed			
Laundry Lev:					
Phys Hdcap-Eqp:					
Water Body Name: Bobs Lake		Shoreline: Clean,Deep,Rocky			
Water Body Type: Lake		Shoreline Allowance: None			
Water Frontage (M): 62.48		Shoreline Exp: Nw			
Topography: Hilly,Rocky,Sloping,Wooded/Treed		Alternative Power: None			
Water Features:		Easements/Restrict: Unknown			
Dock,Island,Stairs to Waterfront,Waterfront-Deeded		Rural Services: Cell Services,Electricity Connected			
Access to Property: By Water,Private Docking,Water Only		Waterfront Accessory Bldgs: Bunkie			
Docking Type: Private		Sewage: Privy			
Water View: Direct					
WaterfrontYN: Y					
Waterfront: Direct					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.76	x 8.53	Laminate Combined W/Dining
2	Living	Main	18.7	x 14.76	Laminate
3	Prim Bdrm	Main	11.48	x 11.15	Laminate
4	2nd Br	Main	11.15	x 9.19	Laminate
5	Bathroom	Main	6.23	x 5.25	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					