



	27 Goods Island		List: \$569,000 For: Sale		
	Frontenac Ontario K0H 2V0				
	Frontenac 47 - Frontenac South Frontenac				
	SPIS: N	Taxes: \$1,779/2024	DOM: 79		
	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					
Directions: Pine Shores Lane to Marina Lane, Boat to Island					
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 Year Built: 2018 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Piers,Post & Pad,Wood Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available,Reserved/Assigned Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Island, Lake Access, Marina, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck,Fishing,Privacy,Seasonal Living Interior Feat: Carpet Free,Primary Bedroom - Main Floor,Water Heater Owned Security Feat: Smoke Detector	Zoning: RLSI Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Other Spec Desig: Other Farm/Agr: Waterfront: Direct Retirement: Accessibility None Feat: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Oth Struct: Aux Residences, Gazebo Survey Type: Available			
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	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.					
Inclusions: Refrigerator, Stove, Microwave, Most furnishings					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					