

308C HENRY Lane, Godfrey, Ontario K0H 1T0

Listing

Client Full
Active / Residential**308C HENRY Ln Godfrey**Listing ID: 40610625
Price: **\$699,000****Frontenac/Frontenac/47 - Frontenac South**
1.5 Storey/HouseWater Body: **Thirty Island Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,322**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,322/Plans**
 DOM: **77**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,768.45/2024**

Remarks/Directions

Public Rmks: **Sitting nestled in the trees on a hill above beautiful Thirty Island Lake sits this charming property. A beautifully landscaped yard surrounds this 3-bedroom, 1-bathroom home that is serviced by a lake water system and holding tank. The main floor plan consists of a large open living room, dining area with propane stove and attached kitchen. There's also a main floor bedroom and a three-piece bathroom located on this level. Up the stairs, you will find two large bedrooms with dormers overlooking the beautiful yard and waterfront. The house sits on a spray foam insulated crawl space and has a heated waterline and UV system. Walk through the gardens and down the pathway to a staircase that will take you to the waterfront. Once you are down at the lake, you will find a large storage shed, a sandy beach area and deeper water off the end of the dock. Located right out front is your very own island that you can access by walking from the beach area. Your kids or grand-kids will love this waterfront and be able to explore their island while playing and creating lasting lake memories. Thirty Island Lake is approximately 558 acres in size and has a maximum depth of 105' and an average depth of 37'. Fishing here is fantastic with large and small-mouth bass, black crappie and northern pike. This property is located only 24 minutes from the Village of Westport where you will find most amenities or about 45 minutes to Kingston. Also located near Verona and Godfrey. This waterfront home or cottage is warm and welcoming and ready for its new owner to make memories at the lake!**

Directions: **Westport Road to Henry Lane, Follow signs to 308C.****Waterfront**

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **141.08**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2022** Foundation: **Concrete Block, Piers** Roof: **Fiberglass Shingle**
 Year/Desc/Source: **1990//Owner** Prop Attached: **Detached**
 Property Access: **Private Road** Apx Age: **31-50 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Garage & Parking: **Private Drive Double Wide** Winterized: **Fully Winterized**
 Parking Spaces: **3** Driveway Spaces: **3.0** Garage Spaces:
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone**
 Water Source: **Lake/River** Water Tmnt: **Sediment Filter, UV System** Sewer: **Holding Tank**
 Lot Size Area/Units: **0.250/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **141.08** Lot Depth (Ft): **110.00** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Access to Water, Lake/Pond, Landscaped**
 View: **Bay, Lake, Trees/Woods, Water**
 Topography: **Hilly, Rocky, Wooded/Treed**
 Restrictions: Retire Com:
 Fronting On: **East**
 Exposure: **East, South**

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Security Feat: **Alarm System, Smoke Detector(s)**
 Basement: **None** Basement Fin: **Unfinished**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Propane, Propane**
 Fireplace: **/Propane** FP Stove Op:
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Furniture, Refrigerator, Smoke Detector, Stove, Window Coverings**
 Exclusions: **Table in Main Floor Bedroom, Table in Small 2nd Floor Bedroom, 2 kayak, Cedar Chest, Rocking Chair on Deck, Generator**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 8 CON 3 BEDFORD PT 2 13R4794; T/W FR669336; S/T EXECUTION 08-0000130, IF ENFORCEABLE; SOUTH FRONTENAC**
 Zoning: **RS** Survey: **Available/**
 Assess Val/Year: **\$277,000/2016** Hold Over Days:
 PIN: **362510314** PIN 2:
 ROLL: **102902004015201** Occupant Type: **Owner**
 Possession/Date: **Flexible/** Deposit: **10,000**

Brokerage Information

List Date: **06/24/2024**
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 09/09/2024

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