



Charming Waterfront Home on Thirty Island Lake

308C Henry Lane, Godfrey, ON

- # X12018779
- \$ \$649,000
- 3 Bedrooms
- 1 Bathroom
- 0.25 Acres
- Thirty Island Lake

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 crawlspace 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Godfrey, ON**

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Features

- 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 crawlspace 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 grandkids 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 smallmouth 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.
- 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.

MORE INFORMATION

More Information

- Constructed in 1990
- Square footage: 1500 sq ft
- Mail pickup: personal mailbox located on Henry Lane
- Garbage Drop Off: Bin located on Henry Lane. Garbage and recycling pickup every Thursday. Bag tags required for garbage bags.

Heating

- Propane stove – installed September 2020
- Berkeley – IPI – Freestanding Gas Fireplace
- Electric baseboard heaters
- Living room floor heaters from underneath cottage

Media Coverage

- Internet – Can be serviced by Xplornet
- Satellite – Can be serviced by Bell Satellite
- Excellent coverage by Rogers 5G network
- Excellent conditions for remote work can be provided by Xplornet or Rogers

Electrical

- Panel Box – Electrical updated in 2000, copper wiring, breakers
- Generator compatible

Alarm

- Security on front door, living room area with motion sensor, smoke alarm in living room, medical alarm with pendant
- \$128.82 billed every 3 months to Advanced Alarms

Septic

- Holding Tank – pumped May 2023, Bryans Septic service, Westport. Cost \$320.00

Exclusions

- Table (main floor bedroom), table in small 2nd floor bdrm, 2 kayaks, cedar chest, rocking chair on deck, 2 large armours on first floor plus the jelly cabinet, single bed on the first floor, dining table and chairs, bench and antique hutch, pine sleigh bed.

Expenses (2023):

Property Taxes	Hydro	Road Fees	Home Insurance
\$2768.45	\$3189.91	\$750.00	\$1292.04

Kitchen

- Updated floor plan implemented in 2022
- Updated kitchen backsplash tile and kitchen laminate flooring in 2022
- Updated kitchen plumbing – 2022
- Updated lower cabinets - 2022

Exterior

- Siding – vinyl
- Roof – new in 2022
- Leaf filter gutter protection – installed October 2021
- French patio door with sliding screen – installed in June 2019. Energy Star Qualified.
- Gradual steps to the beach for easier accessibility – Added in 2018

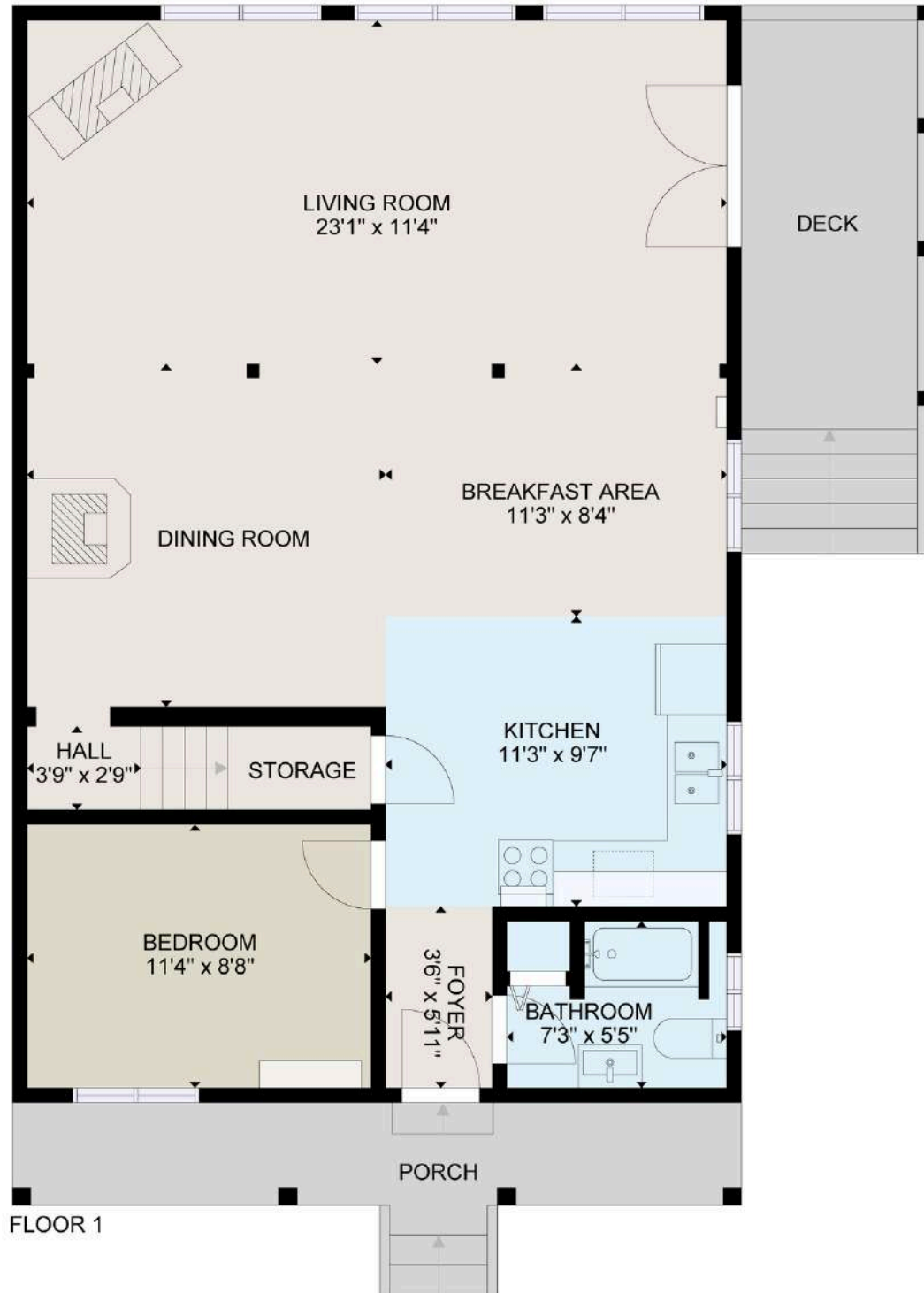
Road Maintenance

- Road Fees \$750.00 per year which includes road maintenance and winter snow plowing to house driveway/front door. Plowing fees would be less if winter snow plowing not required. Amount is paid to Henry Lane Road Association

Water

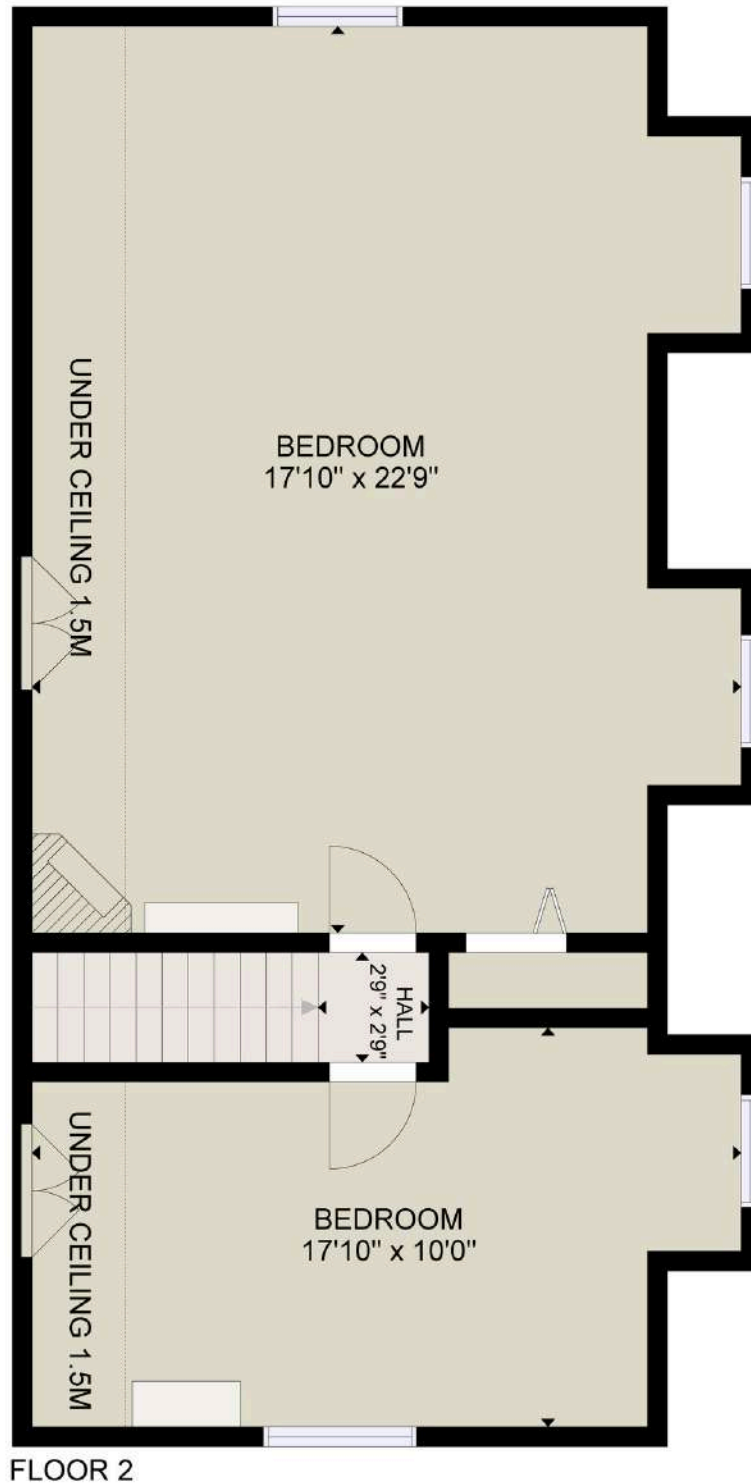
- Lake water intake with heating coil and UV light

FLOOR PLAN 1/2



GROSS INTERNAL AREA
FLOOR 1: 816 sq.ft, FLOOR 2: 506 sq.ft
EXCLUDED AREA: PORCH: 85 sq.ft, DECK: 78 sq.ft
TOTAL: 1322 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2



GROSS INTERNAL AREA
FLOOR 1: 816 sq.ft, FLOOR 2: 506 sq.ft
EXCLUDED AREA: PORCH: 85 sq.ft, DECK: 78 sq.ft
TOTAL: 1322 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

13R4794

PLAN MATERIAL
PLASTIC MATERIAL DILAR
GAUGE 0.08 mm
INK KOH-I-NOOR
SURVEYORS CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF OCTOBER, 1981
<i>N.B. Campbell</i>
N.B. CAMPBELL ONTARIO LAND SURVEYOR ELGINBURG, ONTARIO
DATE NOVEMBER 27, 1981
BEARING NOTE
BEARINGS SHOWN HEREON ARE ASTRONOMIC, DERIVED FROM SOLAR OBSERVATION AND ARE REFERRED TO THE MERIDIAN THROUGH THE SOUTH WEST CORNER OF LOT 8, CONCESSION 3, TOWNSHIP OF BEDFORD.

PLAN OF SURVEY OF PART OF LOT 8 CONCESSION 3 TOWNSHIP OF BEDFORD COUNTY OF FRONTENAC

N.B. CAMPBELL O.L.S. 1981

Scale 1:500



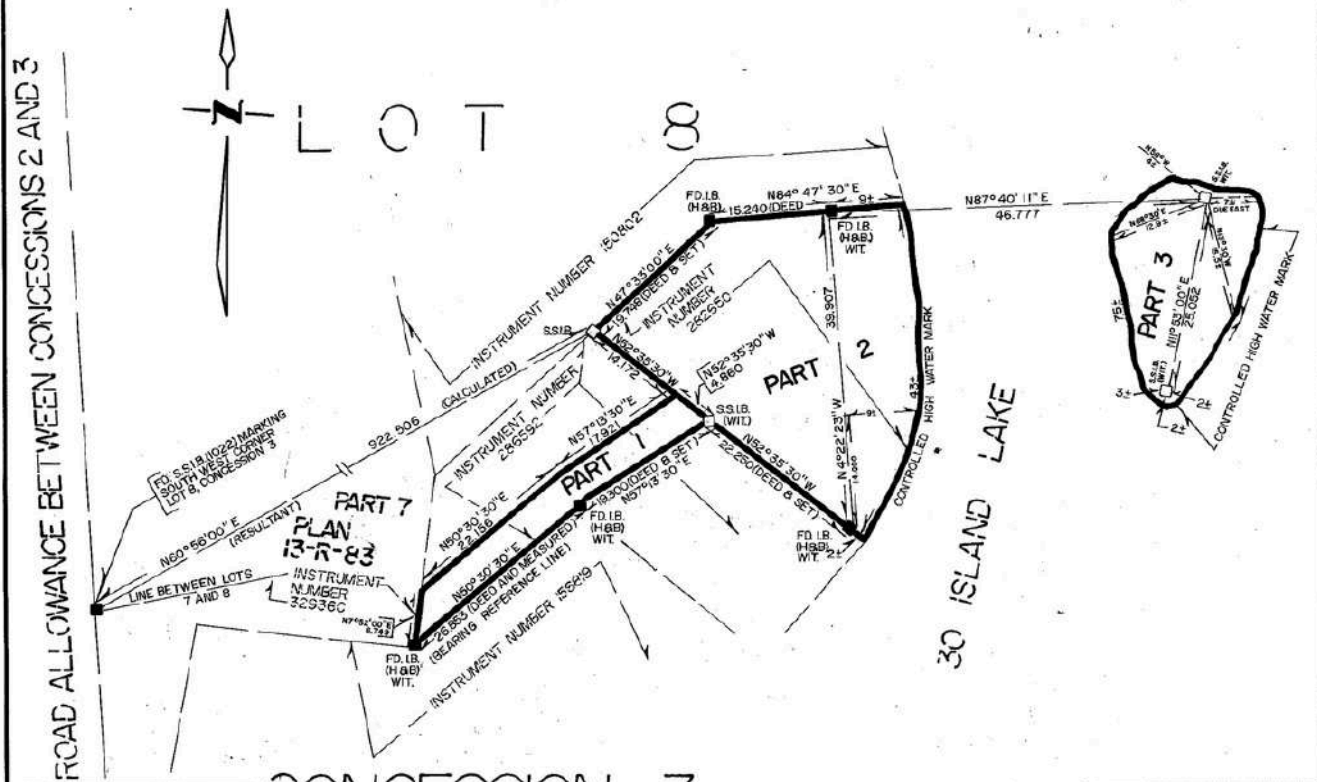
METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 13-R-4794
RECEIVED AND DEPOSITED
DATE Nov 27, 1981
<i>Shuttle</i>
REGISTRAR FOR THE LAND REGISTRY DIVISION OF FRONTENAC NUMBER 13
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
NOVEMBER 27, 1981
DATE
<i>N.B. Campbell</i>
N.B. CAMPBELL ONTARIO LAND SURVEYOR

"CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT."

PART	LOT	CONCESSION	INSTRUMENT NUMBER	AREA
1	8	3	286592	197±
2	8	3	282550	1000±
3	8	3	282630	300±



PLAN COMPLETED
ON NOVEMBER 17, 1981
AND FILED IN THE OFFICES OF N.B. CAMPBELL, ONTARIO LAND SURVEYOR ELGINBURG, ONTARIO
AS FILE NUMBER R-81-70

CONCESSION 3

LEGEND	
	S.I.B. DENOTES STANDARD IRON BAR.
	S.S.I.B. DENOTES SHORT STANDARD IRON BAR.
	R.P. DENOTES ROCK POST.
	R.B. DENOTES ROCK BAR.
	I.B. DENOTES IRON BAR.
	C.C. DENOTES CUT CROSS.
	F.D. DENOTES FOUND MONUMENT.
	WIT. DENOTES WITNESS.
	X-X DENOTES FENCE.

AERIAL IMAGES



2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE

Bryan Colford

Septic Tank Pumping & Liquid Waste Disposal

P.O. Box 37, Westport, Ontario K0G 1X0

(613) 273-3078 Mobile (613) 264-3356

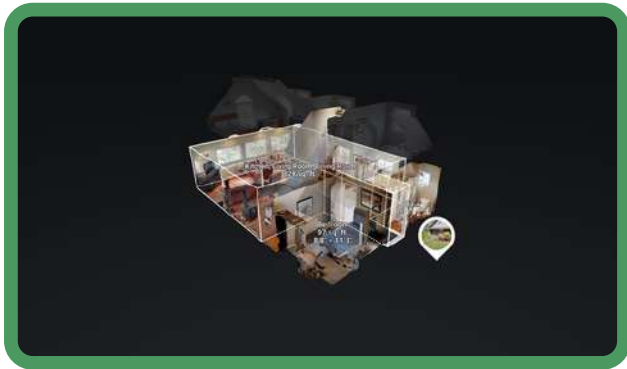
e-Transfer payment with invoice # to:

btcolford@hotmail.co

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INTERACTIVE LINKS

Virtual Tour



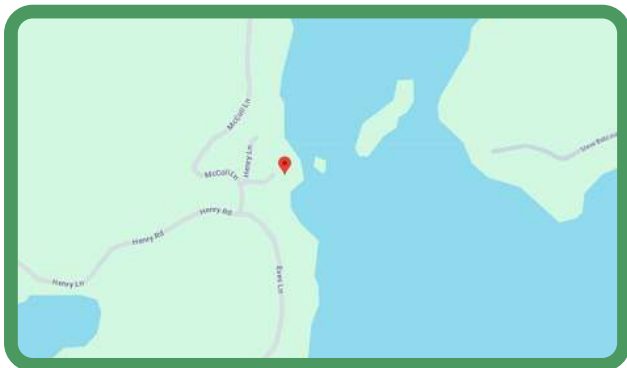
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=nU2XdJ7ZPke>

Aerial Video



Scan the QR Code or Visit:
<https://youtu.be/kgME-xBMPWM>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/9evat5UXvxQajKvFA>

360 Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/308cHenryLane/>

MLS LISTING



308C Henry Lane		List: \$649,000 For: Sale	
South Frontenac Ontario K0H 1T0			
South Frontenac Frontenac South Frontenac			
SPIS: N		Taxes: \$2,768.45/2024	
		DOM: 0	
Detached	Front On: E	Rms: 7	
Link: N	Acre:	Bedrooms: 3	
1 1/2 Storey		Washrooms: 1	
		1x3xGround	
Lot: 141.08 x 110 Feet Irreg:			
Dir/Cross St: Westport Road, Henry Lane			

MLS#: X12018779 **PIN#:** 362510314

Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RS
Fam Rm: Y	Drive: Pvt Double	Cable TV: N
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: N
Heat: Baseboard / Electric	Tot Prk Spcs: 3	Phone: A
A/C: None	UFFI:	Water: Other
Central Vac: N	Pool: None	Water Supply: Lake/River
Apx Age: 31-50	Energy Cert:	Sewer: Tank
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Family Room, Fireplace/Stove, Lake/Pond,	Retirement:
Elevator/Lift:	Waterfront, Waterfront, Wooded/Treed	Oth Struct: Garden Shed
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Type: Lake	Shoreline: Clean,Sandy
Water Frontage (M): 43	Shoreline Allowance: None
Topography: Hilly,Rocky,Wooded/Treed	Alternative Power: None
Water Features: Dock,Island,Waterfront-Deeded Access	Easements/Restrict: Unknown
Access to Property: Private Docking,Private Road	Rural Services:
Docking Type: Private	Cell Services,Garbage Pickup,Internet High Speed,Recycling
Water View: Direct,Obstructive	Pickup,Telephone Available
WaterfrontYN: Y	Waterfront Accessory Bldgs: Not Applicable
Waterfront: Direct	Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Bathroom	Main	7.55	x 5.48	3 Pc Bath
2	Kitchen	Main	11.58	x 9.48	
3	Br	Main	11.22	x 8.56	
4	Dining	Main	23.23	x 11.06	Fireplace
5	Living	Main	23.23	x 11.48	Laminate
6	Br	2nd	17.55	x 9.48	Laminate
7	Br	2nd	23.23	x 17.49	

Client Remks: 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. This waterfront home or cottage is warm and welcoming and ready for its new owner to make memories at the lake!

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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