

PRICE
REDUCED

Charming Waterfront Home on Thirty Island Lake

308C Henry Lane, Godfrey, ON

X12018779

\$ \$624,900

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



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**308C Henry Lane
Godfrey, ON**

| | |
|------------------------------|-----------|
| Features | 3 |
| More Information | 4 |
| Floor Plan | 5 |
| Survey | 7 |
| Aerial Images | 8 |
| Holding Tank Pump-Out | 9 |
| Interactive Links | 10 |
| MLS Listing | 11 |
| Contact Information | 12 |



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

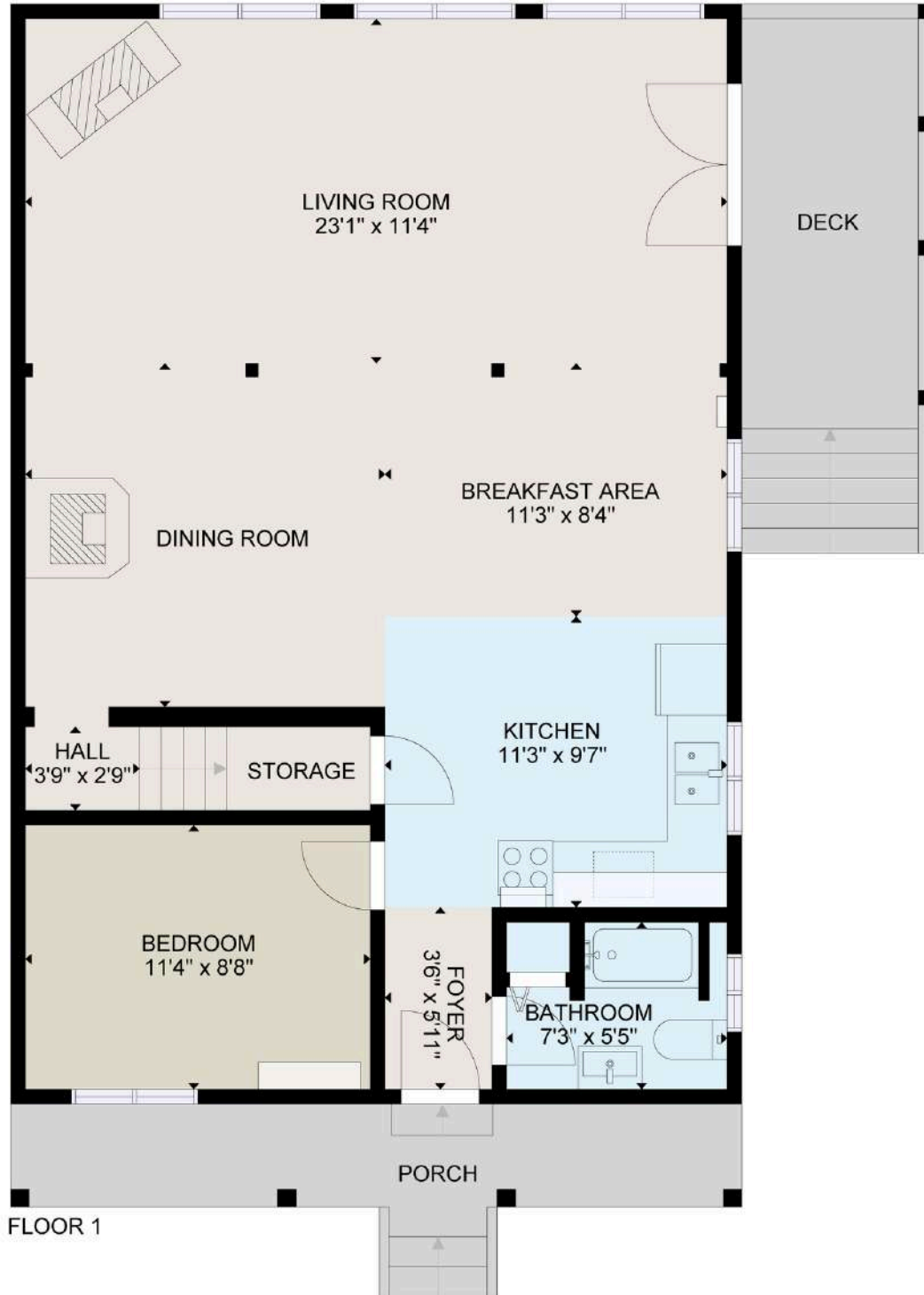
Road Maintenance

- 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

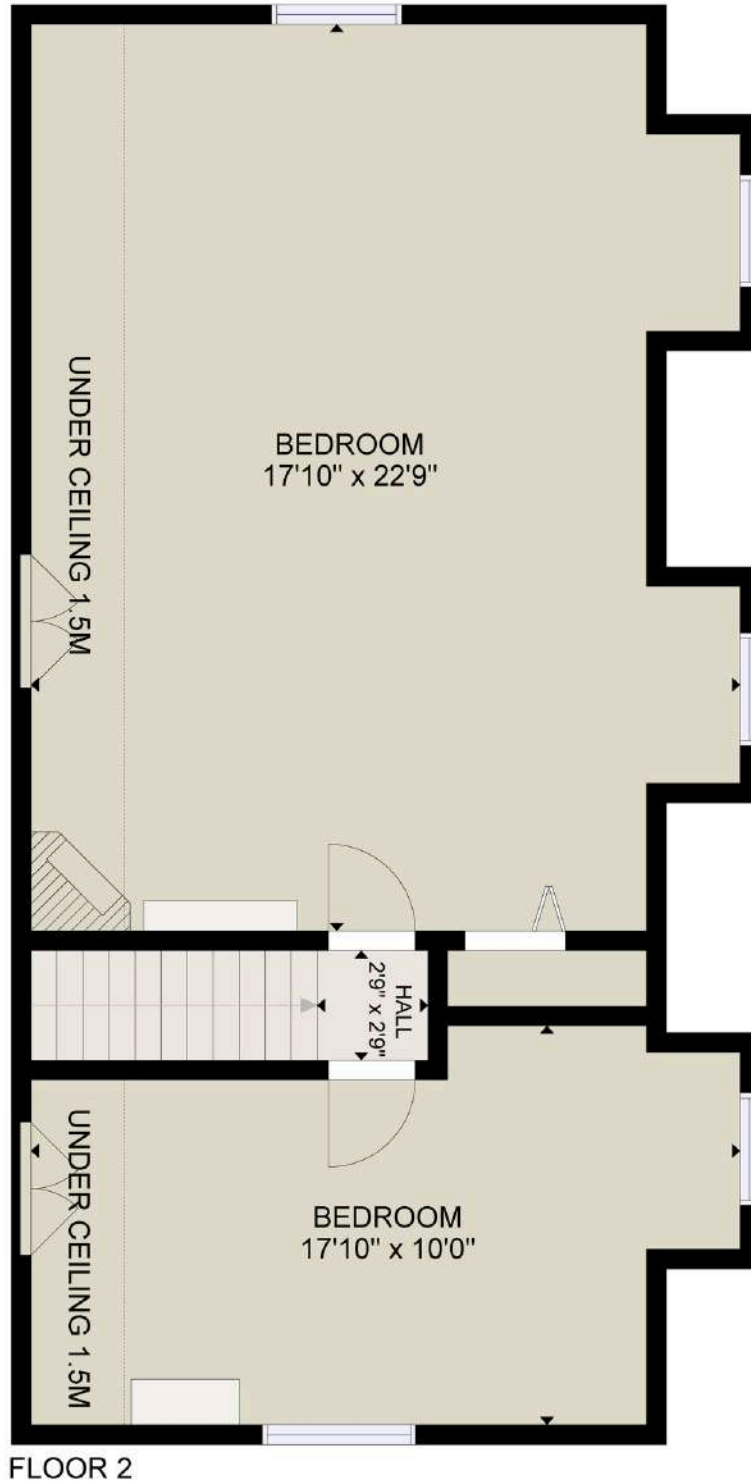
- Lake water intake with heating coil and UV light

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 13-R-4794

RECEIVED AND DEPOSITED
DATE Nov 27, 1981

Shuttle

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

N. B. Campbell

N. B. CAMPBELL
ONTARIO LAND SURVEYOR

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

N. B. Campbell

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

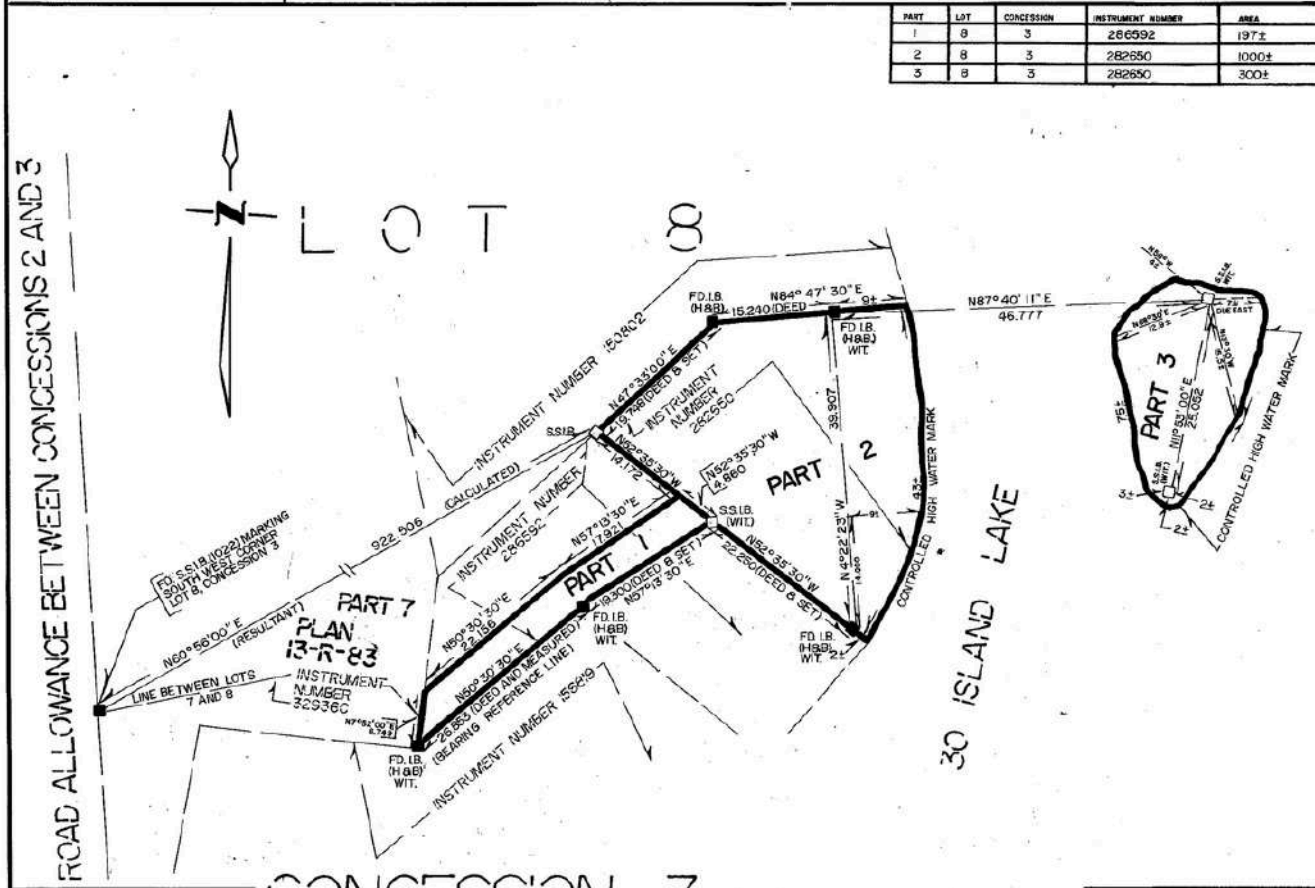


METRIC NOTE

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

**"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 | 286092 | 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

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



HOLDING TANK PUMP-OUT

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE

HST #75775070

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.ca

| | | | | | | | |
|---|-------------|-----------|------------|--------|-----|--------------|-----------|
| CUSTOMER ORDER NO. | TELEPHONE | DATE | | | | | |
| NAME | | May 20 23 | | | | | |
| ADDRESS | | | | | | | |
| 308C. Harry K... | | | | | | | |
| CASH | CHARGE | CHEQUE | DEBIT CARD | C.O.D. | ST. | MDSE. RET'D. | PAID OUT |
| | | | | | | | |
| | | | | | | | 320.00 |
| SPECIAL INSTRUCTIONS | | | | | | | SUBTOTAL |
| Paid by | | | | | | | HST / GST |
| e-Transfer | | | | | | | |
| Net 30 days. 2% per month on overdue accounts. | | | | | | | |
| All claims and returned goods MUST be accompanied by this bill. | | | | | | | PST |
| SOLD BY | RECEIVED BY | | | | | | TOTAL |
| | | | | | | | 320.00 |

41268

Product 609

THANK YOU

INTERACTIVE LINKS

Virtual Tour



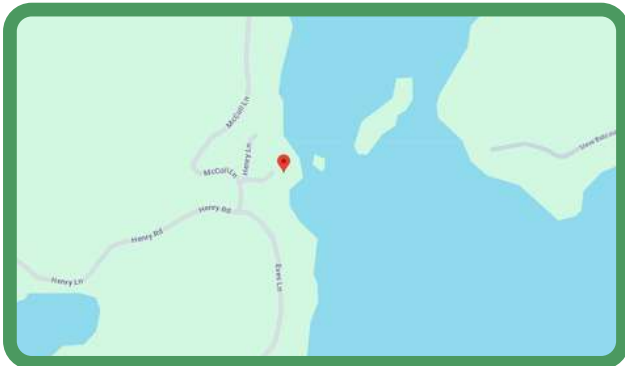
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=nU2XdJ7ZPke>

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
Frontenac Ontario K0H 1T0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$2,768.45/2024 **DOM:** 63
List: \$624,900 For: Sale
 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 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 31-50 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: | Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake/Pond, Waterfront, Waterfront, Wooded/Treed | Zoning: RS Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Tank Spec Desig: Unknown Farm/Agr: Direct Waterfront: Garden Shed Retirement: Oth Struct: |
|--|---|---|

Water Body Type: Lake
Water Frontage (M): 43
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Island, Waterfront-Deeded Access
Access to Property: Private Docking, Private Road
Docking Type: Private
Water View: Direct, Obstructive
WaterfrontYN: Y
Waterfront: Direct
Shoreline: Clean, Sandy
Shoreline Allowance: None
Alternative Power: None
Easements/Restrict: Unknown
Rural Services:
 Cell Services, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
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 internet at this property is adequate for your work from home potential! 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 gradual 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



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!