

PRICE
REDUCED

Charming Waterfront Home on Thirty Island Lake

308C Henry Lane, Godfrey, ON

40610625

\$ \$699,000

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

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

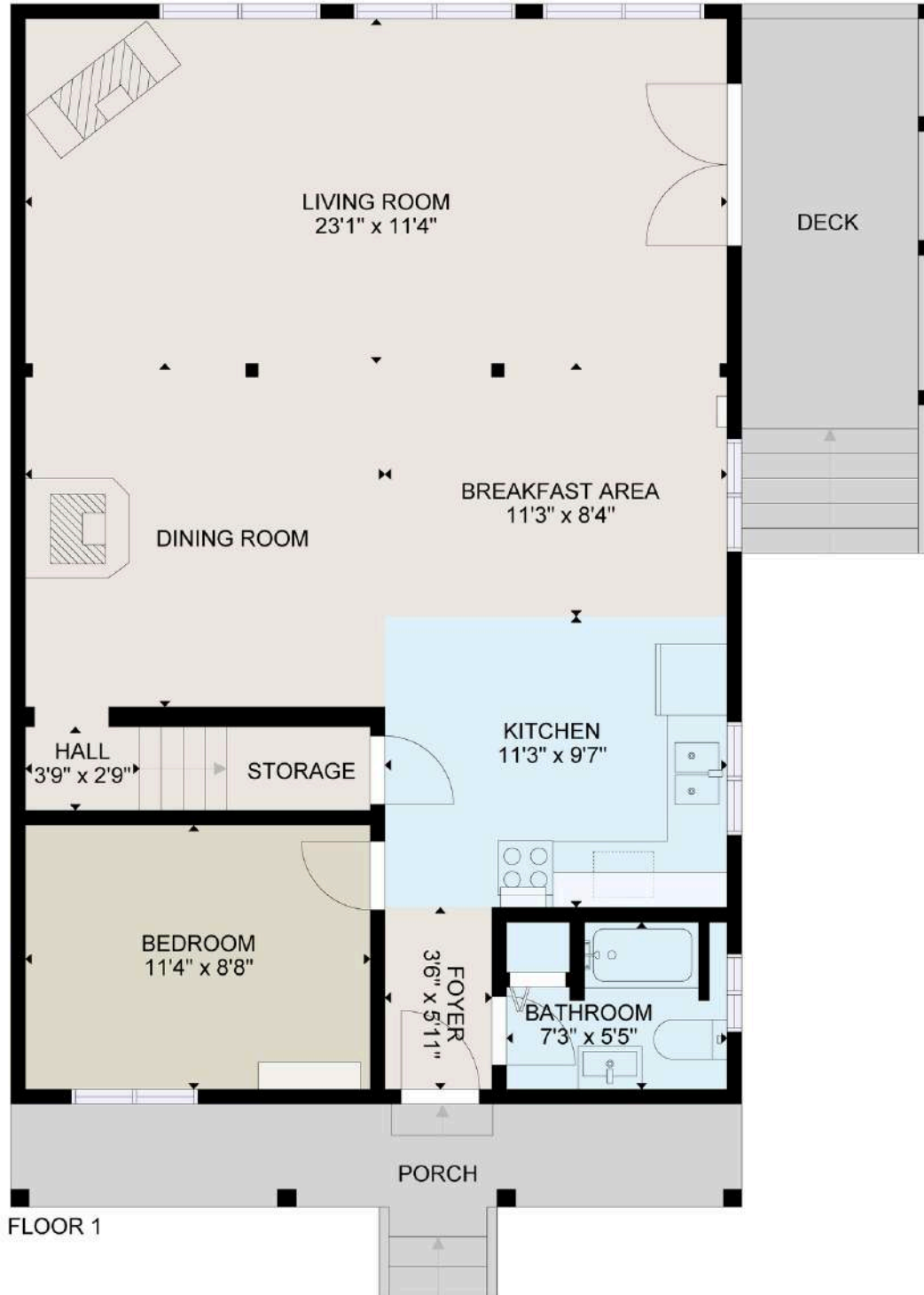
Water

- Lake water intake with heating coil and UV light

Expenses (2023):

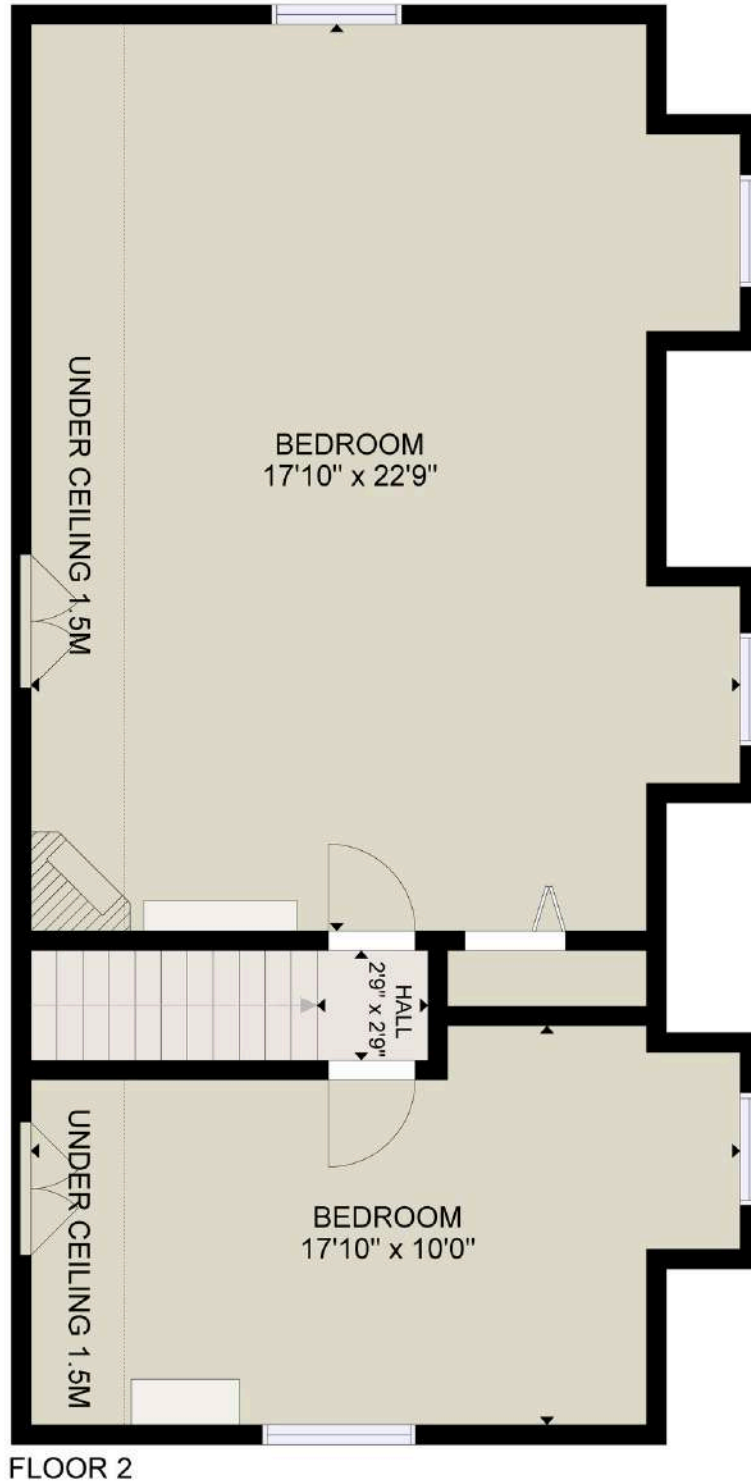
Property Taxes	Hydro	Road Fees	Home Insurance
\$2768.45	\$3189.91	\$750.00	\$1292.04

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



FLOOR 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
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



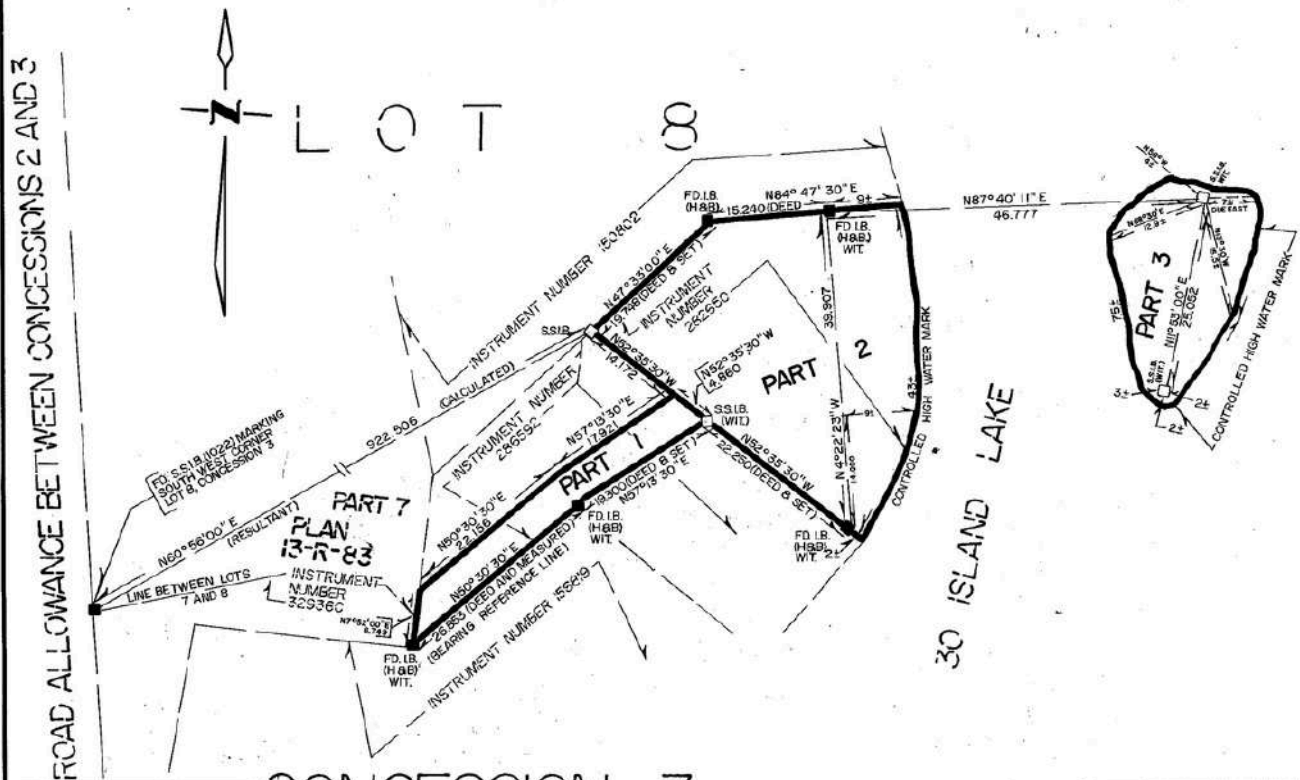
METRIC NOTE

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 <u>Nov 27, 1981</u>
<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
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	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-	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



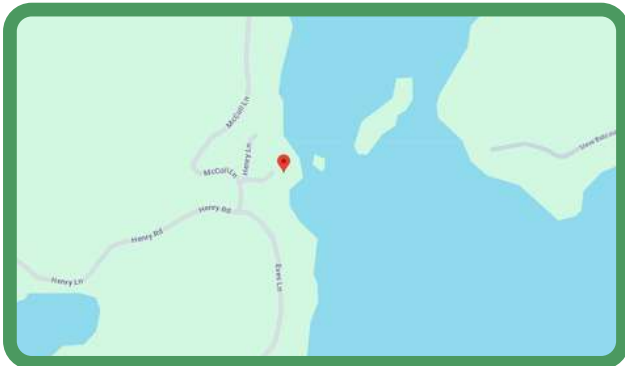
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=nU2XdJ7ZPke>

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, 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/House

Water 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** Sewer: **Holding Tank**
Water Source: **Lake/River** Water Tmnt: **Sediment Filter, UV System** Acres Rent:
Lot Size Area/Units: **0.250/Acres** Acres Range: **< 0.5** Lot Shape: **Irregular**
Lot Front (Ft): **141.08** Lot Depth (Ft): **110.00** Land Lse Fee:
Location: **Rural** Lot Irregularities:
Area Influences: **Access to Water, Lake/Pond, Landscaped**
View: **Bay, Lake, Trees/Woods, Water** Retire Com:
Topography: **Hilly, Rocky, Wooded/Treed** Fronting On: **East**
Restrictions: 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

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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