



<b>308C Henry Lane</b> <b>Frontenac Ontario K0H 1T0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS:</b> N <b>Taxes:</b> \$2,768.45/2024		<b>List: \$624,900 For: Sale</b> <b>DOM: 63</b>	
Detached <b>Link:</b> N 1 1/2 Storey	<b>Front On:</b> E <b>Acre:</b>	<b>Rms:</b> 7 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x3xGround	
<b>Lot:</b> 141.08 x 110 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Westport Road, Henry Lane			

<b>MLS#:</b> X12018779	<b>PIN#:</b> 362510314
<b>Possession Remarks:</b> TBD	

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

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