

PRICE
REDUCED

Bobs Lake Gem: Spacious 4-Season Home & Guest Cabin

32C Chadwick Lane, Bobs Lake, ON

X12163481

\$ \$795,000

4 Bedrooms

2 Bathrooms

1 Acre

Bobs Lake

This beautifully custom designed 2-storey home or 4-season cottage sits on the shores of Bobs Lake with an acre of mature trees and deep, clean and west facing waterfront. This property is gorgeous with a GenerLink, generator and is being sold fully furnished for a turn-key purchase! The main access to the home is easy through the lower level, which is very spacious with ICF walls and wood framed sections. This lower level has a poured slab and an in-floor Legalett heating system, tall ceilings and two exterior entrances. This level also has a 2-pc bathroom, a bedroom area, laundry, utility area and an open concept expansive family room. The floors and ceilings await some finishing touches to make it your own, making this the ultimate lower level - great for family gatherings! The upper level offers an open concept floor plan with a large kitchen and attached dining area, a huge living room with a woodstove, cathedral ceilings and fantastic views out the large windows. There are three bedrooms and a full bathroom on this level as well. You can access the large deck that overlooks the lake from the primary bedroom, living room and dining room.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Bobs Lake, ON**

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Features

This beautifully custom designed 2-storey home or 4-season cottage sits on the shores of Bobs Lake with an acre of mature trees and deep, clean and west facing waterfront.

- This property is gorgeous with a GenerLink, generator and is being sold fully furnished for a turn-key purchase!
- The main access to the home is easy through the lower level, which is very spacious with ICF walls and wood framed sections. This lower level has a poured slab and an in-floor Legalett heating system, tall ceilings and two exterior entrances. This level also has a 2-pc bathroom, a bedroom area, laundry, utility area and an open concept expansive family room.
- The floors and ceilings await some finishing touches to make it your own, making this the ultimate lower level - great for family gatherings!
- The upper level offers an open concept floor plan with a large kitchen and attached dining area, a huge living room with a woodstove, cathedral ceilings and fantastic views out the large windows. There are three bedrooms and a full bathroom on this level as well. You can access the large deck that overlooks the lake from the primary bedroom, living room and dining room.
- Heading outside, you will find a charming two-storey cabin that will accommodate family and friends who come to visit you at the lake!
- The home is serviced by a drilled well and a full septic system. Enjoy beautiful sunsets from the deck and dock at this property and enjoy all of what waterfront living has to offer.
- Bobs Lake is one of the largest lakes in our area and offers great boating, swimming and fishing opportunities. Great location at just 25 minutes west of the Village of Westport.

Directions

- Burns Road & Chadwick Lane

INCLUSIONS & EXCLUSIONS

Inclusions

Great Room

- 1 love seat
- 2 rocker chairs with foot stools (2)
- 1 fabric arm chair
- 2 glass topped end tables
- 1 wooden end table
- 1 couch & 2 throw cushions
- 1 coffee table
- 2 lamps
- 2 fireplace sets & 2 crates for wood
- 1 brass screen for wood stove
- 1 clock

Blue Bedroom

- 1 queen bed & mattress and linens
- 1 9 drawer dresser
- 1 tall white 7 drawer chest dresser
- 2 bunk beds with ladder
- 1 end table
- 1 lamp
- 1 coat rack

Dining Room

- 10 ft butternut table
- 10 wooden chairs
- 1 fabric arm chair
- 1 antique lamp
- wooden frame mirror
- 1 metal corner table
- 2 high wooden bar stools

Bathroom

- 2 mirrors
- toilet paper holder
- step stool
- plunger and toilet brush
- bathroom linens

Games Room/Bedroom

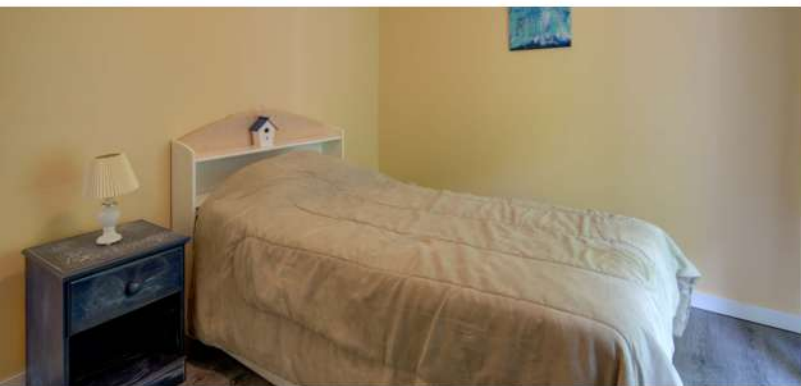
- 1 love seat
- 1 white 5 drawer dresser
- 1 double bed, mattress and linens
- 1 book case
- 2 night tables (wooden)
- 1 lamp
- remote for ceiling fan/light

Kitchen

- 1 love seat
- 2 rocker chairs with foot stools (2)
- 1 fabric arm chair
- 2 glass topped end tables
- 1 wooden end table
- 1 couch & 2 throw cushions
- 1 coffee table
- 2 lamps
- 2 fireplace sets & 2 crates for wood
- 1 brass screen for wood stove
- 1 clock

Yellow Bedroom

- 1 single captains bed and linens
- 1 night stand
- 1 garbage pail
- 1 lamp
- 1 painting on wall



INCLUSIONS & EXCLUSIONS

Inclusions

Lower Level

- 1 red chesterfield
- 1 couch/hide-a-bed with matching arm chair
- ping pong table over a wooden 2 pedestal table
- air hockey table
- 1 round wooden table with 5 chairs
- 1 craft table for kids, 1 trunk (antique)
- 2 refrigerators
- 1 wall oven in wooden cabinet
- 1 2 drawer storage unit
- 1 desk & 1 coat rack
- 1 tall wooden cabinet 3 doors



Bedroom in Lower Level

- 1 king size mattress, box spring and linens
- 2 bunk beds with linens
- 1 chest of drawers (4)
- 1 night stand
- 1 floor air conditioner



Bathroom/Laundry Room

- washer & dryer
- toilet paper holder with book rack
- toilet brush and plunger
- laundry basket



Outside Furniture on Deck

- 1 patio set with 6 chairs, umbrella & base
- 4 green plastic Adirondack chairs & 2 end tables
- 1 large BBQ with utensils
- 1 round glass top table with umbrella and base
- 2 black bar stools



Fire Pit Area

- decorative holder for bowl for wood, and screen & poker
- 1 glass top rectangle patio table
- 1 small BBQ
- 3 wrought iron & benches & 1 wrought iron end table

Cabin Porch

- 1 large wrought iron bench
- 1 green plastic arm chair & end table

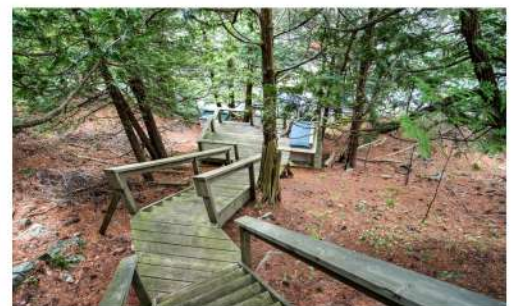


Stairs to Dock

- 1 storage box on a landing
- 1 storage box near water
- metal rescue hook

Storage Shed

- 1 metal work bench with 2 drawers and light
- 1 4 drawer lateral filing cabinet
- 1 2 door wooden cupboard for storage



INCLUSIONS & EXCLUSIONS

Inclusions

Cabin

- 1 bar fridge & 1 full size fridge
- 1 microwave
- 1 coffee maker
- 1 round pine table & 4 matching chairs
- 1 chesterfield
- 2 arm chairs
- 1 cushioned arm chair
- 1 wooden table

Storage Under Deck

- chimney brush
- holder for several fishing rods
- 4 life jackets
- 1 yard rake
- 2 kayak paddles

Upstairs (Loft) in Cabin

- 3 single mattress on box springs
- 2 single beds & mattresses
- 1 queen mattress
- 1 window air conditioner
- 1 fire escape ladder
- 1 night pail

Dock (Cedar)

- 1 patio umbrella and base
- 1 slide
- 4 wooden chairs
- 16 foot aluminum run out (with cedar boards)

Outside

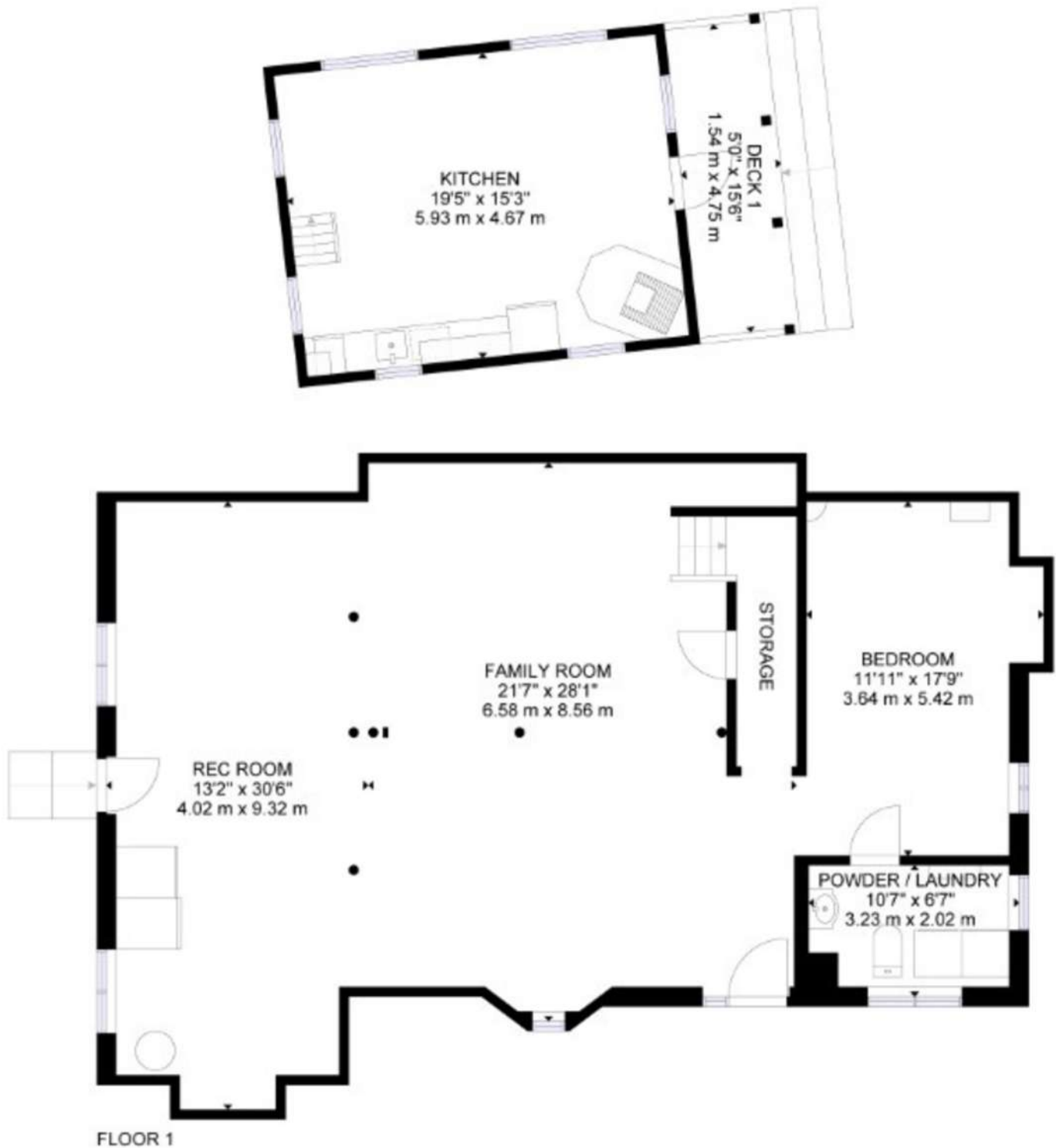
- 2 picnic tables
- 1 green wheelbarrow, 1 extension ladder
- 1 toy box (in summer & wood box in winter)
- 1 tree house
- 2 childrens' slides
- 2 swings
- 1 bouncy seat
- zip line (not installed at present) hardware in storage
- under the deck
- wood shed with hard & soft wood
- 2 kayaks



Exclusions

- 2 wicker chairs in kitchen
- 1 stereo set and records
- 2 flowers and containers on deck
- 2 flowers at front door
- Sun/moon metal hanging in great room
- lazy days of summer plate on wall
- duck on window, macrame on window
- Loon in bookcase
- painting of rock in great room
- duvet in games room
- family pictures

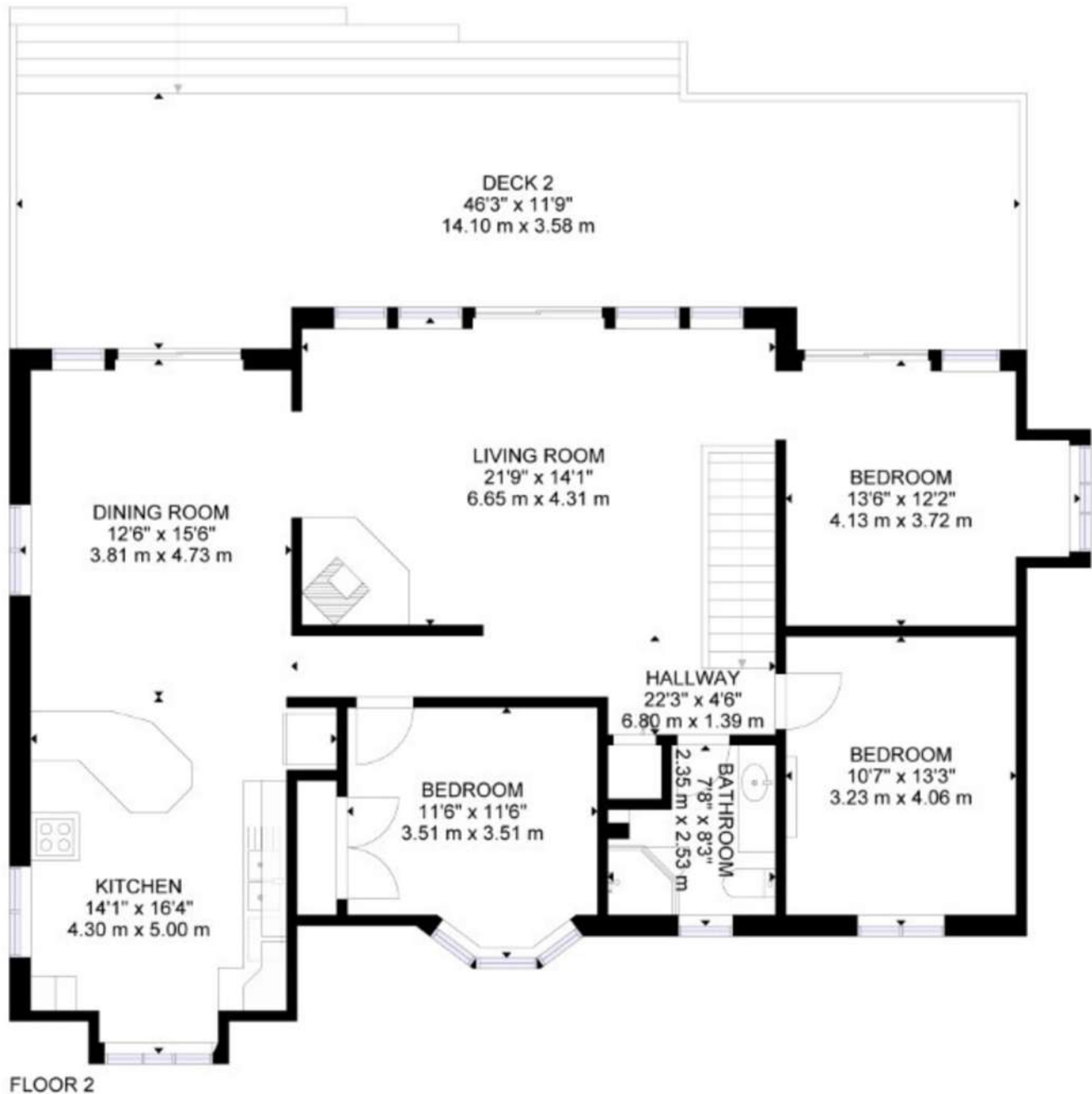
FLOOR PLAN 1/2



GROSS INTERNAL AREA
FLOOR 1: 1246 sq.ft, 116 m², FLOOR 2: 1317 sq.ft, 122 m², KITCHEN: 295 sq.ft, 27 m²
EXCLUDED AREA: DECK 1: 79 sq.ft, 7 m², DECK 2: 494 sq.ft, 46 m²
TOTAL: 2858 sq.ft, 265 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

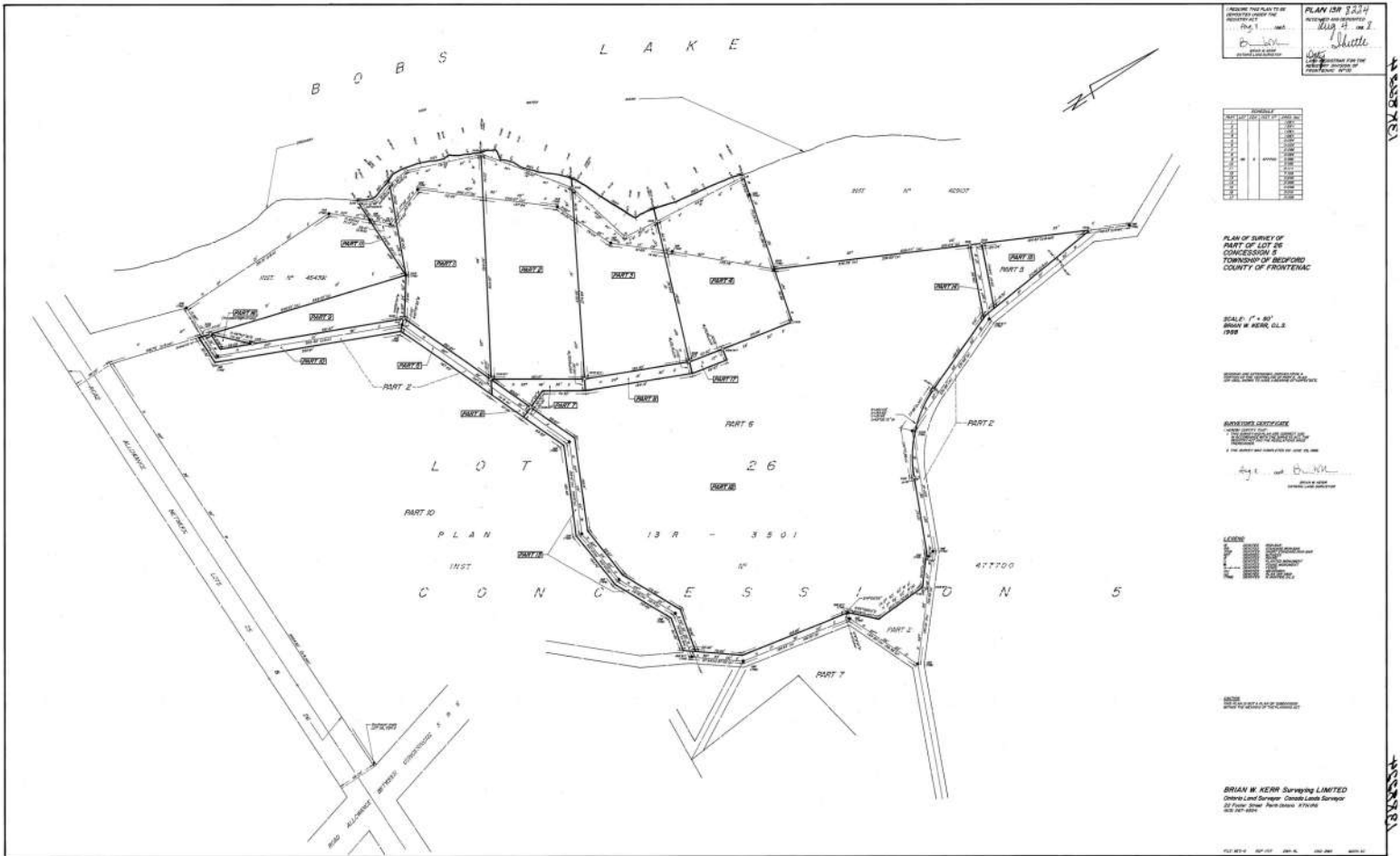
FLOOR PLAN 2/2



GROSS INTERNAL AREA
 FLOOR 1: 1246 sq.ft, 116 m², FLOOR 2: 1317 sq.ft, 122 m², KITCHEN: 295 sq.ft, 27 m²
 EXCLUDED AREA: DECK 1: 79 sq.ft, 7 m², DECK 2: 494 sq.ft, 46 m²
TOTAL: 2858 sq.ft, 265 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



WETT INSPECTION 1/2

Sweep Right Chimney Services



Sweep Right! Sleep Tight!



Box 239, 20 Whelan St.
Westport Ont.
Tel. (613) 273-4402
1-888-743-3288
jima@rideau.net
www.rvhh.com

Customer: [Redacted] Date: 21st May 2025
Address: 32c Chadwick Lane, Westport Tel: 882-7012 Bus:
Service Requested: Visual Inspection Level 1
Manufacturer: Pacific Energy Model: T5 Fuel: W Age: 2011
Rideau Valley Hearth & Home Customer Y ☒ N ☐
Appliance Type: Free Standing Roof pitch:
Chimney Type: ICC Industrial Roof const.:
Date for Service: May 21 25 Time: Arrival Departure

Checklist	Y	N
Drop Sheets Used	<input type="checkbox"/>	<input type="checkbox"/>
Creosote Buildup	<input type="checkbox"/>	<input type="checkbox"/>
Gasket Checked	<input type="checkbox"/>	<input type="checkbox"/>
Glass Cleaned	<input type="checkbox"/>	<input type="checkbox"/>
Stove Painted	<input type="checkbox"/>	<input type="checkbox"/>
Brick Checked	<input type="checkbox"/>	<input type="checkbox"/>
Baffle Checked	<input type="checkbox"/>	<input type="checkbox"/>
Hinges Greased	<input type="checkbox"/>	<input type="checkbox"/>
Handle Adjusted	<input type="checkbox"/>	<input type="checkbox"/>
Air Tubes Vacuumed	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Pipe Checked	<input type="checkbox"/>	<input type="checkbox"/>
Chimney Checked	<input type="checkbox"/>	<input type="checkbox"/>
Blower Cleaned	<input type="checkbox"/>	<input type="checkbox"/>

Rideau Valley Hearth & Home assumes no responsibility for the safety & code compliance of any system areas that are not clearly visible based on a visual inspection. Any system that is seen to be in violation of B-365 or manufacturers installation instructions can not be cleaned by Rideau Valley Hearth & Home and must be taken out of use by customer until appliance is brought up to code. A written deficiency letter is available from Rideau Valley Hearth & Home outlining work that must be done at a cost of \$95.00.

Payment is due immediately on completion.
Credit card, cheque, cash, or
e-transfer to: jima@rideau.net

Comments

Based on a Level #1
Visual Inspection the
appliance & venting
appear in good overall
condition

Jim Archambault
WETT # 3758

1- Inspection 250
+15T 3250

282.50

PAID

[Signature]
Customer Signature

[Signature]
Technician Signature

November 11, 2011

Rideau Valley Hearth and Home Ltd.
18 Concession St., Box 239
Westport, Ontario
K0G 1X0
(613) 273-4402

To whom it may concern:

Re: Installation for [REDACTED]

In October of 2011, Rideau Valley Hearth and Home installed a 6" ICC industrial chimney system & a Pacific Energy Alderlea T5 wood stove at 32C Chadwick Lane, Westport, Ontario for the above customer.

At the time of installation, it was installed to meet the manufacturer's specifications.

If you have any questions or concerns, please don't hesitate to contact me at the above number.

Sincerely,



Mr. Jim Archambault

WETT #3758

SEPTIC INSPECTION

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0

(613) 273-3078 Email: btcolford@hotmail.com

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: Hewitt Date: May 21-2025
Address: 37 C Chadwick Ln Phone: _____
Location: Burns Rd Rebs Lake

Type of Tank ☐ One Compartment ☒ Two Compartment
Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other _____

Approximate Capacity 800 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc ☐ Yes ☒ No

Any evidence of sewage seeping from the tank or lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping

Condition of sewage in tank Normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

After Pumping

Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing

Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing ☒ Filter

Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

Absorption System

Type of Absorption System ☐ Seepage Bed ☐ Sand Mound ☒ Sub-surface Sand Filter

Flow Test ☒ Yes ☐ No Approximate Seepage at Bed 30 min 2 good

Comments

At time of pumping system in good
working condition
clean filter
years

By

WELL DRILLING

9

INVOICE

Davy Well Drilling Ltd.

6767 Highway # 38

P.O. Box 69, VERONA, Ontario K0H 2W0

Telephone (613) 374-2176 Fax (613) 374-1287



INVOICE 902212
INVOICE DATE June 30, 2010
PURCHASE 902212
ORDER NO.
TERMS Due Upon Completion
SALES PERSON

WELL TAG NUMBER:
A093196

GST# 101295376 RT0001

QTY	DESCRIPTION	PRICE	AMOUNT
162'	Drilling	\$25.00	4050.00
22	Casing	\$16.00	352.00
1	Environmental Package: Grouting, cement, hole enlargement, chlorination, drive shoe, well tagging, pumping & recovery test - MOE reg #903, varmint-proof well cap & g p s readings	\$1200.00	1200.00

PAYMENT DUE UPON COMPLETION

SUBTOTAL	5602.00
TAX RATE	5.00%
TAX	280.10
	0.00
	\$5,882.10

PAID IN FULL
Thank you

Thank you for your
business!

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=hs4YGqEQ4KD>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/dkCPOK4orFQ>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/NHpQyot1Qp4XGoSL8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/32cChadwick/>

MLS LISTING



32C Chadwick Lane
Frontenac Ontario K0H 2T0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$4,000.32/2025** **DOM: 15**

Detached **Front On: W** **Rms: 10**
Link: N **Acre: .50-1.99** **Bedrooms: 3 + 1**
 2-Storey **Washrooms: 2**
 1x2xLower, 1x3xMain
Lot: 166 x 264 FeetIrreg:
Dir/Cross St: Burns Road & Chadwick Lane

MLS#: X12163481 **PIN#: 362380200**

Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RLSW
Fam Rm: Y	Drive: Pvt Double	Cable TV: N
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: N
Heat: Baseboard / Electric	Tot Prk Spcs: 4	Phone: A
A/C: Other	UFFI: None	Water: Well
Central Vac: N	Pool:	Water Supply: Drilled Well
Apx Age: 6-15	Energy Cert:	Sewer: Septic
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr: Direct
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Family Room, Fireplace/Stove, Lake Access,	Retirement:
Elevator/Lift:	Sloping, Waterfront, Waterfront,	Oth Struct:
Laundry Lev:		Aux Residences, Garden Shed
Phys Hdcap-Eqp: Lower		

Water Body Name: Bobs Lake
Water Body Type: Lake
Water Frontage (M): 50
Topography: Hilly,Rocky,Wooded/Treed
Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct
Shoreline: Clean,Deep,Rocky
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: Generator-Wired
Easements/Restrict: Unknown
Rural Services:
 Cell Services,Electricity Connected,Telephone Available
Waterfront Accessory Bldgs: Bunkie
Sewage: Privy

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.78	x 11.48	Laminate		
2	Dining	Main	15.75	x11.81	Laminate	W/O To Deck	
3	Living	Main	21.65	x13.45	Laminate	Wood Stove	W/O To Deck
4	Prim Bdrm	Main	12.14	x10.5	Laminate	W/O To Deck	
5	2nd Br	Main	12.8	x10.5	Laminate		
6	Bathroom	Main	7.55	x7.55	3 Pc Bath	Laminate	
7	3rd Br	Main	11.48	x9.51	Laminate	W/O To Yard	
8	Family	Lower	34.12	x26.25	Concrete Floor		
9	Laundry	Lower	9.84	x 5.91	Concrete Floor	2 Pc Bath	
10	Bathroom	Lower	9.84	x5.91	Concrete Floor		
11	4th Br	Lower	17.72	x 9.84	Concrete Floor		

Client Remks: This beautifully custom designed 2-storey home or 4-season cottage sits on the shores of Bobs Lake with an acre of mature trees and deep, clean and west facing waterfront. This property is gorgeous with a GenerLink, generator and is being sold fully furnished for a turn-key purchase! The main access to the home is easy through the lower level, which is very spacious with ICF walls and wood framed sections. This lower level has a poured slab and an in-floor Legalett heating system, tall ceilings and two exterior entrances. This level also has a 2-pc bathroom, a bedroom area, laundry, utility area and an open concept expansive family room. The floors and ceilings await some finishing touches to make it your own, making this the ultimate lower level - great for family gatherings! The upper level offers an open concept floor plan with a large kitchen and attached dining area, a huge living room with a woodstove, cathedral ceilings and fantastic views out the large windows. There are three bedrooms and a full bathroom on this level as well. You can access the large deck that overlooks the lake from the primary bedroom, living room and dining room. Heading outside, you will find a charming two-storey cabin that will accommodate family and friends who come to visit you at the lake! The home is serviced by a drilled well and a full septic system. Enjoy beautiful sunsets from the deck and dock at this property and enjoy all of what waterfront living has to offer. Bobs Lake is one of the largest lakes in our area and offers great boating, swimming and fishing opportunities. Great location at just 25 minutes west of the Village of Westport.

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

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(613) 273-9595

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640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!