



32C Chadwick Lane
Frontenac Ontario K0H 2T0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$4,000.32/2025 **DOM: 37**

List: \$795,000 For: Sale

Detached
Link: N
2-Storey

Front On: W
Acre: .50-1.99

Rms: 10
Bedrooms: 3 + 1
Washrooms: 2
1x2xLower, 1x3xMain

Lot: 166 x 264 Feet Irreg:
Dir/Cross St: Burns Road & Chadwick Lane
Directions: Burns Road to Chadwick Lane, follow to signs

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

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Other Central Vac: N Apx Age: 6-15 Year Built: 2011 Yr Built Source: Owner Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Aux Residences, Garden Shed Survey Type: Available
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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	x 11.81	Laminate	W/O To Deck	
3	Living	Main	21.65	x 13.45	Laminate	Wood Stove	W/O To Deck
4	Prim Bdrm	Main	12.14	x 10.5	Laminate	W/O To Deck	
5	2nd Br	Main	12.8	x 10.5	Laminate		
6	Bathroom	Main	7.55	x 7.55	3 Pc Bath	Laminate	
7	3rd Br	Main	11.48	x 9.51	Laminate		
8	Family	Lower	34.12	x 26.25	Concrete Floor	W/O To Yard	
9	Laundry	Lower	9.84	x 5.91	Concrete Floor		
10	Bathroom	Lower	9.84	x 5.91	Concrete Floor	2 Pc Bath	
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

Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

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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