



32C Chadwick Lane Frontenac Ontario K0H 2T0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$4,000.32/2025 DOM: 1		
Detached Link: N Bungalow	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		

MLS#: X12163481	PIN#: 362380200
Possession Remarks: TBD	

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Other Central Vac: N Apx Age: 6-15 Apx Sqft: 1100-1500 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: 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
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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
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#	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	Rec	Bsmt	34.12	x 26.25	Concrete Floor	W/O To Yard	
9	Laundry	Bsmt	9.84	x 5.91	Concrete Floor		
10	Bathroom	Bsmt	9.84	x 5.91	Concrete Floor	2 Pc Bath	
11	4th Br	Bsmt	17.72	x 9.84	Concrete Floor		

Client Remks: This beautifully custom designed home or 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 4-season home with a GenerLink and 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 level is partially finished with 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 open concept expansive recreation room. Some finishing touches could make this the ultimate recreational area! 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.

Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

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Extras:

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