



39 Shoal Lane
Frontenac Ontario K0H 2L0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$2,908.38/2024 **DOM: 55**

List: \$599,000 For: Sale

Other
Link:
Bungalow

Front On: N
Acre: .50-1.99

Rms: 8
Bedrooms: 4
Washrooms: 1
1x4xMain

Lot: 162 x 179 Feet Irreg:
Dir/Cross St: Shoal Lane & West Devil Lake Lane
Directions: West Devil Lake Lane to Shoal Lane. Watch for signs.

MLS#: X12262429 **PIN#:** 362490053

Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block,Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Park, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck,Fishing,Privacy,Seasonal Living Interior Feat: Carpet Free,Storage,Water Heater Owned Security Feat: Smoke Detector	Zoning: Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply Lake/River Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility None Feat: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Shed Survey Type: None
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Water Body Name: Devil Lake
Water Body Type: Lake
Water Frontage (M): 49.37
Topography: Hilly,Rocky,Sloping,Wooded/Treed
Water Features: 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: Sw
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Recycling Pickup,Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Bathroom	Main	7.22	x 4.59	4 Pc Bath
2	Prim Bdrm	Main	21.65	x 10.83	Wood Floor
3	Pantry	Main	9.19	x 4.59	Wood Floor
4	Kitchen	Main	12.47	x 11.48	Wood Floor
5	Living	Main	16.4	x 15.09	Wood Floor
6	2nd Br	Main	9.84	x 6.56	Wood Floor
7	3rd Br	Main	9.84	x 6.56	Wood Floor
8	4th Br	Main	8.86	x 6.56	Wood Floor

Client Remks: Classic cottage on Devil Lake that offers privacy and solitude or a family retreat. This spacious cottage sits perched on a slight hill amongst the trees with stunning views overlooking the lake and Frontenac Provincial Park. The cottage has plenty of room for family and friends and features 4 bedrooms, a full bathroom,a large kitchen, a woodstove for those cool spring or fall days and a large wrap-around deck that is perfect for enjoying views of the water or just time outdoors. The master bedroom has a walkout to a small courtyard - perfect for relaxing in the morning with your coffee or tea. Enjoy amazing sunsets and dark night skies from the dock - perfect for stargazing! The land is beautiful and rugged - Canadian Shield at its best! The property has just over 160 feet of great waterfrontage with a gradual drop off into deeper water. The cottage has easy access off of West Devil Lake Lane to Shoal Lane and is serviced by a lake water and septic system and comes furnished and ready to go for the new owner! Devil Lake is a large, deep lake in Frontenac County with diverse Canadian Shield topography and Frontenac Provincial Park bordering the western shoreline of the lake. There are great fishing, boating and swimming opportunities right from your dock, but also hiking trails nearby in the park. This cottage is located just southwest of the Village of Westport with access to all amenities. Larger cities such as Kingston or Ottawa are just a short distance away (1 - 1.5 hours). Cottage life awaits at this gorgeous property!
Inclusions: Refrigerator, Microwave, Stove, Most Furnishings

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595