

PRICE  
REDUCED

*Secluded & Scenic: Fully Furnished  
Cottage with Deep Water Frontage*

## 39 Shoal Lane, Frontenac, ON

# X12262429

\$ \$599,000

4 Bedrooms

1 Bathroom

0.66 Acres

Devil Lake

**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.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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## Features

***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!

## Directions

- West Devil Lake Lane to Shoal Lane. Watch for signs.



# MORE INFORMATION

## Original Structure & Additions

- **Main Cabin:** Built in 1964 (61 years old).
- **Front Deck:** Added in the late 1980s.
- **Major Addition:** Permitted in 1988, constructed around 1990 (35 years old).
- **Windows:** Addition windows date to ~1990; original cabin windows are older (exact date unknown).

## Recent Roofing & Structural Work

- **Main Roof Replacement:** 2015
- **Pump Hut Roof Replacement:** 2022
- **Under-Addition Restructuring:** Reinforced for long-term stability.

## Interior & Functional Upgrades

- **Wood Stove & Flooring:**
  - Slate hearth installed (2006).
  - New fire-resistant stove & high-clearance chimney piping (~2021).
- **Pine Flooring** added.
- **Bathroom Renovation (2016):**
  - New sink, toilet, and tiled flooring.
- **Laundry Hookups:** Electrical wiring installed for washer/dryer convenience.

## Exterior & Waterfront Improvements

- **Wrap-Around Deck:** Professionally stained (2024).
- **Cabin Exterior:** Stained in 2011 with periodic touch-ups.
- **Driveway:** Newly upgraded (2024).
- **Crib Dock:** Upgraded for durability and ease of lake access.

## Utility & Storage Enhancements

- **Septic & Water Systems:**
  - New pumps at the pump house and septic bed.
- **Additional Storage:**
  - Extra hut built behind water tank hut.
- Under-cabin storage space added.





# MORE INFORMATION

## Inclusions

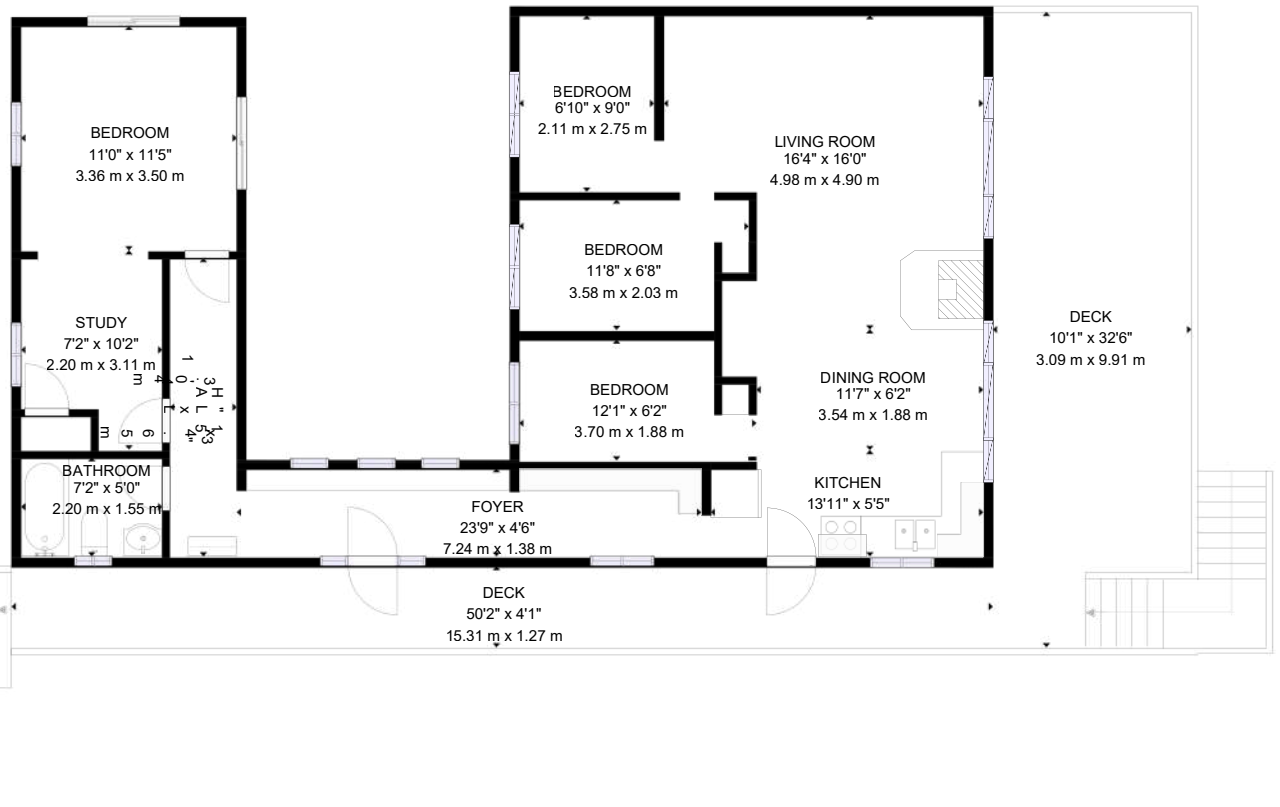
- Refrigerator, microwave, stove, all furniture inside
- Antique clock high on wall
- Fishing boat and motor
- Some of outdoor furniture

## Expenses (2024:

Property Taxes	Hydro	Road Fees	Insurance
\$2908.38	\$975.93	\$225 (incl. in association membership)	\$1482.90



# FLOOR PLAN



GROSS INTERNAL AREA  
EXCLUDED AREA: DECK: 517 sq.ft, 48 m<sup>2</sup>  
TOTAL: 1022 sq.ft, 95 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# AERIAL IMAGES





# WETT INSTALLATION

15<sup>th</sup> May 2019

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

To whom it may concern

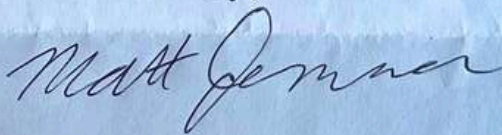
Re: Installation for [REDACTED]

In May 2019, Rideau Valley Hearth and Home Limited installed an ICC chimney system to an existing code compliant Pacific Energy wood stove at 39 Shoal Lane, West Devil Lake, Ontario for the above customer.

At the time of installation, the install met the manufacturer's specifications.

If you have any questions or concerns, please do not hesitate to contact me at the above telephone number.

Yours Sincerely,



Mr. Matt Jenner  
W.E.T.T. # 11257







# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=narbXKgUn2Y>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/kiatQs0MGds>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/ccfYRo5KwRvNk2dDA>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/39ShoalLane/>



# MLS LISTING



**39 Shoal Lane** **List: \$599,000 For: Sale**

**Frontenac Ontario K0H 2L0**

Frontenac 47 - Frontenac South Frontenac

**SPIS:** N

**Taxes:** \$2,908.38/2024

**DOM:** 0

**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:** 700-1100  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Wood  
**Drive:** Pvt Double  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 3  
**Tot Prk Spcs:** 3 None  
**UFFI:**  
**Pool:**  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**  
 Fireplace/Stove, Lake Access, Park,  
 Waterfront, Waterfront, Wooded/Treed

**Zoning:**  
**Cable TV:** N  
**Hydro:** Y  
**Gas:** N  
**Phone:** A  
**Water:** Other  
**Water Supply:** Lake/River  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:** Direct  
**Waterfront:** Shed  
**Retirement:** Available  
**Oth Struct:**  
**Survey Type:**

**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	x4.59	4 Pc Bath
2	Prim Bdrm	Main	21.65	x10.83	Wood Floor
3	Pantry	Main	9.19	x4.59	Wood Floor
4	Kitchen	Main	12.47	x11.48	Wood Floor
5	Living	Main	16.4	x15.09	Wood Floor
6	2nd Br	Main	9.84	x6.56	Wood Floor
7	3rd Br	Main	9.84	x6.56	Wood Floor
8	4th Br	Main	8.86	x6.56	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 deep, clean waterfrontage and has easy access off of West Devil Lake Lane to Shoal Lane. The cottage 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!

**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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