



39 Shoal Lane, Frontenac, ON

Classic cottage located on one of the area's most desirable lakes!

This Devil Lake cottage sits perched up on a slight hill amongst the trees overlooking the lake with stunning views across to Frontenac Provincial Park. This spacious cottage features 4 bedrooms and 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 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. This cottage is located just southwest of the Village of Westport with access to all amenities.

X12262429

\$ \$649,000

4 Bedrooms

1 Bathroom

0.66 Acres

Devil Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Frontenac, ON**

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Features

Classic cottage located on one of the area's most desirable lakes!

- This Devil Lake cottage sits perched up on a slight hill amongst the trees overlooking the lake with stunning views across to Frontenac Provincial Park.
- This spacious cottage features 4 bedrooms and 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.
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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

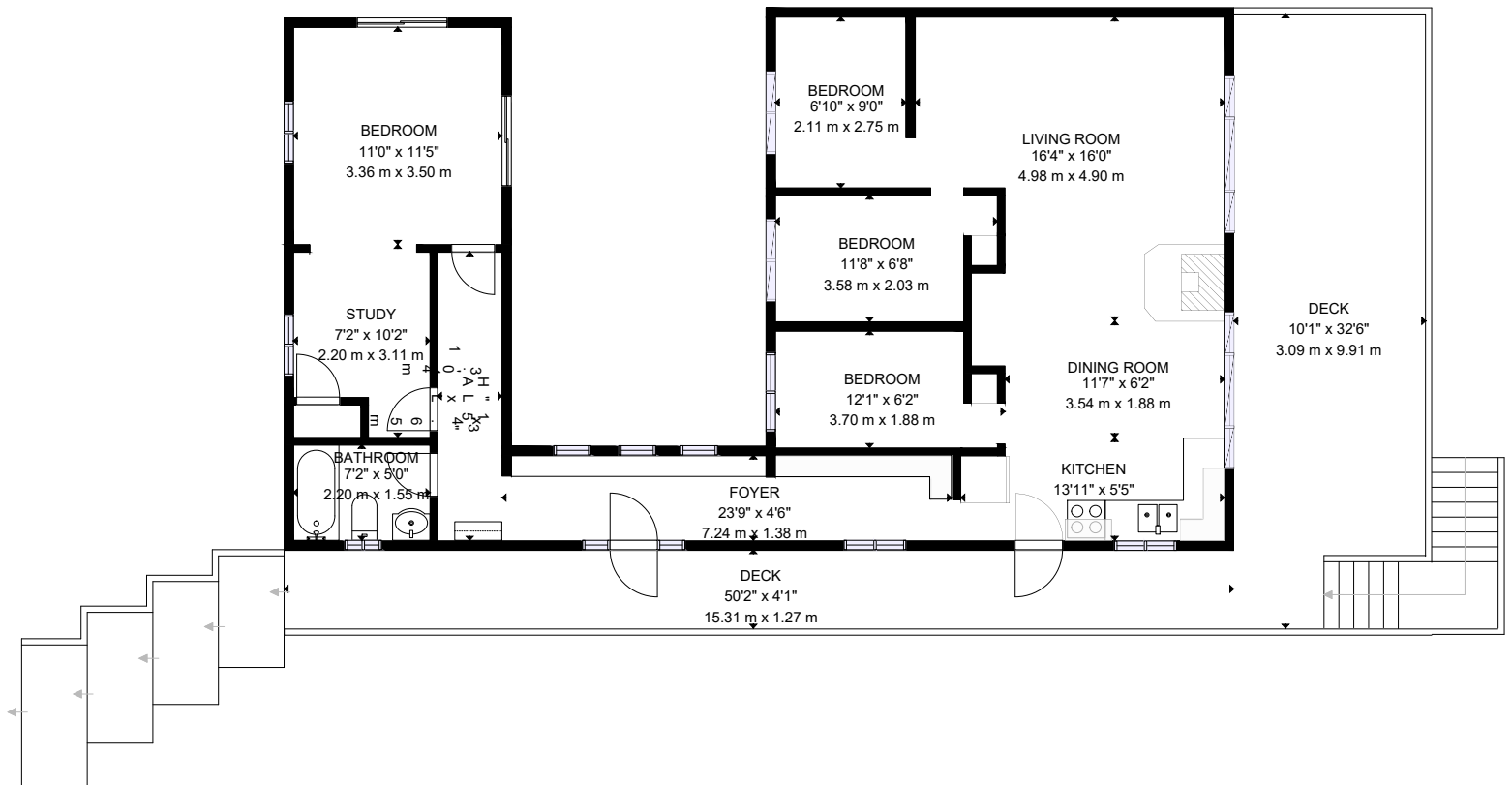
- Refrigerator, microwave, stove, all furniture inside
- Antique clock high on wall
- Fishing boat and motor
- Some of outdoor furniture

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 m²
TOTAL: 1022 sq.ft, 95 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



WETT INSTALLATION

15th 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

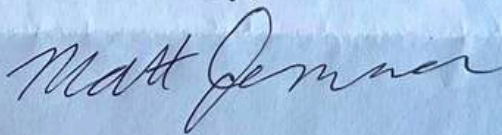
Re: Installation for [REDACTED]

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: \$649,000 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 Bdrrm	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 located on one of the areas most desirable lakes! This Devil Lake cottage sits perched up on a slight hill amongst the trees overlooking the lake with stunning views across to Frontenac Provincial Park. This spacious cottage features 4 bedrooms and 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 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. This cottage is located just southwest of the Village of Westport with access to all amenities.

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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