

39 Shoal Lane, Frontenac, ON

#	X12262429
\$	\$649,000
	4 Bedrooms
	1 Bathroom
K N K N	0.66 Acres
S	Devil Lake

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.

Your Total Real Estate Package!

Tammy & Heath Gurr Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com



(613) 273-9595



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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.
- 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.

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.



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

MORE INFORMATION

Inclusions

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

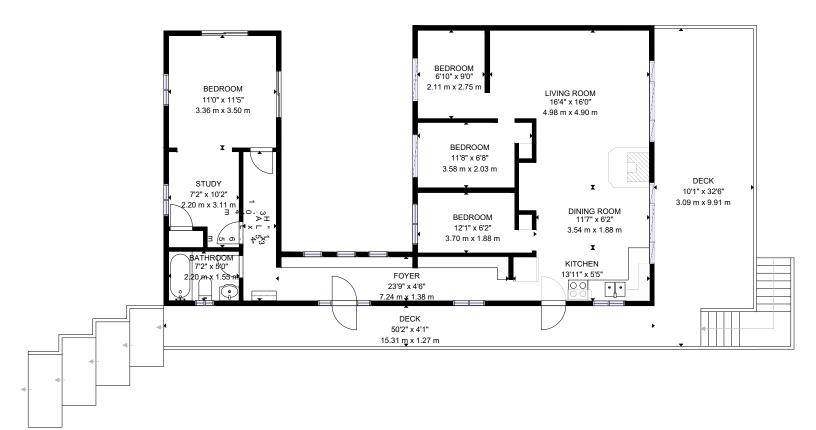
Expenses (2024:

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



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

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



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

WETT INSTALLATION

15th May 2019

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

To whom it may concern

Re: Installation for

In May 2019, Rideau Valley Hearth and Home Lin Ited installed an ICC chimney system to an existing code compliant Pachic 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,

Matt Jen

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

SEPTIC INFORMATION

2730258 ONTARIO LTD. o/a BRYAN'S SEPTIC SERVICE PUMPER REPORT P.O. BOX 37 WESTPORT, ONTARIO SEPTIC SYSTEM MAINT KOG 1X0 (613) 273-3078 Email: btcolford@hotmail.com	
Name: (jDate:_ May 23 202)	<u>r</u>
Address: 39 Shool IN Phone:	
Location West Devil Lake	2730258 ONTARIO LTD.
Type of Tank One Compartment wo Compartment Type of Tank Septic Tank Graywater Aerobic Other	Operating As BRYAN'S SEPTIC SERVICE HST #75775070 Bryan Colford Septic Tank Pumping & Liquid Waste Disposal
Approximate Capacity 80 2 gol	P.O. Box 37, Westport, Ontario KOG 1X0 (613) 273-3078 Mobile (613) 264-3356 e-Transfer payment with invoice # to:
Construction Matterials Concrete Steel Block Fiberglass Plastic	CUSTOMER ORDER NO. TELEPHONE DW May 23-25
Initial Inspection	
Any part of the septic tank under deck, driveway, etc 🗆 Yes 📴 No	ADDRESS ADOLAN Wet Dwilled
Any evidence of sewage seeping from the tank of lid Yes No	CARD COL OFFICIA RETD PRODU
Condition of top and lids Good Leaking Needs Repair	Septer to 32500
Before Pumping	lepunt 12500
Condition of sewage in tank Nocma	- Cla
Liquid level at the outlet invert	SPECIAL INSTRUCTIONS
After Pumping	SUBTOTAL 450 CES HST/GST (7 50
Condition of inlet baffle Good Deeds Repair Missing	De-Transfer
Condition of outlet baffle good ONeeds Repair Missing Filter	Net 30 days. 2% per month on overdue accounts. At claims and returned goods MUST be accompanied by this toll. SOLD BY PST SY
Evidence of water leakage: Into Tank I Yes INo From Tank I Yes INO	11222
Absorption System	Product 609 THANK YOU
Type of Absorption System Seepage Bed Sand Mound Sub-surface Sand Filt	her up hill
Flow Test & Yes IN No Approximate Seepage at Bed 30 1410 900	
Comments At time of pumping system in working condition	good
- AM	

INTERACTIVE LINKS

Virtual Tour





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

Google Map





Scan the QR Code or Visit: https://maps.app.goo.gl/ccfYRo5K wRvNk2dDA

Video Tour





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

Panorama View





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

MLS LISTING

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am Rm:			Drive:			N
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ireplace/Stv:	۲ Other / Wood		Drive Park Spcs:	3 3 None	Gas: Phone:	N
leat:			Tot Prk Spcs:	3 None		A
VC:	None		UFFI:		Water:	Other
Central Vac:	Ν		Pool:		Water Sup	
Apx Age:	700-1100		Energy Cert:		Sewer:	Septic
Apx Sqft:			Cert Level:		Spec Desig	
Assessment:			GreenPIS:		Farm/Agr:	
POTL:			Prop Feat:		Waterfron	Shod
POTL Mo Fee:			Fireplace/Stove, L	ake Access, Park,	Retiremen	Available
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hys Hdcap-Eqp:						
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Nater Body Type: Nater Frontage (N				Shoreline Exp: Sw		
		loodod/Trood		Alternative Power:	None	
Fopography: Hilly,				asements/Restric		
Vater Features: V		eu		Rural Services:		
Access to Propert					ity Connected Garl	bage Pickup,Recycling
Docking Type: Priv				ickup,Telephone Av		
Vater View: Direc	L			Naterfront Access		nlicable
NaterfrontYN: Y			· · ·	ALCON ALCOST	ory blugs. Not Ap	pilcubic
Naterfront: Direct Room	Level	Length (ft)	Width (ft)	Description		
<u> </u>		7 00		·	Tile Fleer	
Bathroom Prim Bdrm	Main Main	7.22 21.65	x4.59	4 Pc Bath Wood Floor	Tile Floor	-4
	Main Main		x10.83	Wood Floor Wood Floor	W/O To Yar Combined V	
Pantry	Main Main	9.19 12.47	x4.59		Wood Stove	
Kitchan	Main	12.47	x11.48	Wood Floor	woou 3tove	
	Main	16.4	x15.09 x6.56	Wood Floor		
5 Living	Main		VD 5D	Wood Floor		
5 Living 5 2nd Br	Main Main	9.84				
5 Living	Main Main Main	9.84 9.84 8.86	x6.56 x6.56	Wood Floor Wood Floor		

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, BROKERAGEPh: 613-273-9595

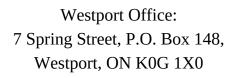


Questions? Contact us:

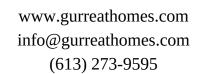
Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage











Kingston Office: 640 Cataraqui Woods Drive Kingston, ON K7P 2Y5

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