



39 Shoal Lane
Frontenac Ontario K0H 2L0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$2,908.38/2024 **DOM:** 0

List: \$649,000 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 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 UFFI: Pool: None 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: Waterfront: Direct Retirement: Oth Struct: Shed Survey Type: Available
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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	Tile Floor
2	Prim Bdrm	Main	21.65	x 10.83	Wood Floor	W/O To Yard
3	Pantry	Main	9.19	x 4.59	Wood Floor	
4	Kitchen	Main	12.47	x 11.48	Wood Floor	Combined W/Dining
5	Living	Main	16.4	x 15.09	Wood Floor	Wood Stove
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 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