

	<b>39 Shoal Lane</b> <b>Frontenac Ontario K0H 2L0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS:</b> N <b>Taxes:</b> \$2,908.38/2024 <b>DOM: 0</b>		<b>List: \$649,000 For: Sale</b>			
	<b>Other Link:</b> Bungalow	<b>Front On:</b> N <b>Acre:</b> .50-1.99	<b>Rms:</b> 8 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 1 1x4xMain			
	<b>Lot:</b> 162 x 179 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Shoal Lane & West Devil Lake Lane <b>Directions:</b> West Devil Lake Lane to Shoal Lane. Watch for signs.					
<b>MLS#:</b> X12262429 <b>PIN#:</b> 362490053 <b>Possession Remarks:</b> TBD						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Other / Wood <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 700-1100 <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3 None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Lake Access, Park, Waterfront, Waterfront, Wooded/Treed	<b>Zoning:</b> <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Other <b>Water Supply:</b> Lake/River <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> Direct <b>Waterfront:</b> Shed <b>Retirement:</b> Available <b>Oth Struct:</b> <b>Survey Type:</b>				
<b>Water Body Name:</b> Devil Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 49.37 <b>Topography:</b> Hilly,Rocky,Sloping,Wooded/Treed <b>Water Features:</b> Waterfront-Deeded <b>Access to Property:</b> Private Road <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct		<b>Shoreline:</b> Clean,Deep,Rocky <b>Shoreline Allowance:</b> None <b>Shoreline Exp:</b> Sw <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cell Services,Electricity Connected,Garbage Pickup,Recycling Pickup,Telephone Available <b>Waterfront Accessory Bldgs:</b> Not Applicable				
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Bathroom	Main	7.22	x4.59	4 Pc Bath	Tile Floor
2	Prim Bdrm	Main	21.65	x10.83	Wood Floor	W/O To Yard
3	Pantry	Main	9.19	x4.59	Wood Floor	Combined W/Dining
4	Kitchen	Main	12.47	x11.48	Wood Floor	Wood Stove
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	
<b>Client Remks:</b> 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!						
<b>Extras:</b> <b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595						