

Private Waterfront, Starlit Nights & Frontenac Park Views



45 Shoal Lane, Devil Lake, ON

X12141142

\$ \$744,500

2 Bedrooms

1 Bathroom

0.93 Acres

Devil Lake

Whether you are imagining idyllic solitude, or a place to gather with friends and family, or the chance to hear nothing but the whispering pines - 45 Shoal Lane has all of this, and more.

Nestled in the trees, you'll find a warmly finished cottage, an inviting deck, a small workshop and an ample 2 bedroom bunkie with a sitting room and a screened-in porch - all on a beautiful piece of land. In an area which forms part of the Frontenac Arch Biosphere, this Canadian Shield property features a great diversity of trees & wildlife. The view from the cottage is Frontenac Provincial Park and each day offers an ever changing canvas from the dawning of the sun to the midnight sky, season upon season. The main cottage features two bedrooms, a beautiful bathroom and lovely deckside kitchen adjacent to an open concept living & dining room with a woodstove to keep you cozy on cool days or on winter retreats.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



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Devil Lake, ON**

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Features

Whether you are imagining idyllic solitude, or a place to gather with friends and family, or the chance to hear nothing but the whispering pines - 45 Shoal Lane has all of this, and more.

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- The main cottage features two bedrooms, a beautiful bathroom and lovely deckside kitchen adjacent to an open concept living & dining room with a woodstove to keep you cozy on cool days or on winter retreats.
- Additional comforts include a heat pump for heating and cooling and a heated waterline for year round water allowing for winter stays.
- The workshop is perfect for the hobbyist, and the bunkie is great for teens, friends or in-laws!
- The property itself is beautiful with ample forested areas and deep, clean waterfrontage. Dark night skies make for excellent stargazing and the waterfront makes for spectacular sunsets! Many trails for Frontenac Park can be accessed from Devil Lake and it is also a fishing enthusiasts favorite, with Large and Smallmouth Bass, Lake Trout, Northern Pike, Perch & more!
- The location is great for outdoor enthusiasts with many trails nearby for hiking or cross country skiing. Its proximity to quaint towns such as Westport and Perth, while being midway between Toronto and Montreal, and only an hour from Kingston or 1.5 hours to Ottawa, gives ample choice for road trip days. Choose a different adventure daily, or find space to breathe deeply & restore.
- Come see what this property has to offer and you may choose to never leave this corner of paradise!

Directions

- West Devil Lake Lane to Shoal Lane

MORE INFORMATION

Annual Costs

- 2024 Final Tax Bill: \$2,198.77
- 2024 Hydro Costs: \$2,320
- West Devil Lake Association (Voluntary): \$225
- Road Maintenance Dues: \$300 - \$500
- 2024 Insurance Costs: \$1,252

Recent Updates (2021)

- New water line
- Upgraded filtration system
- Heat pump installation

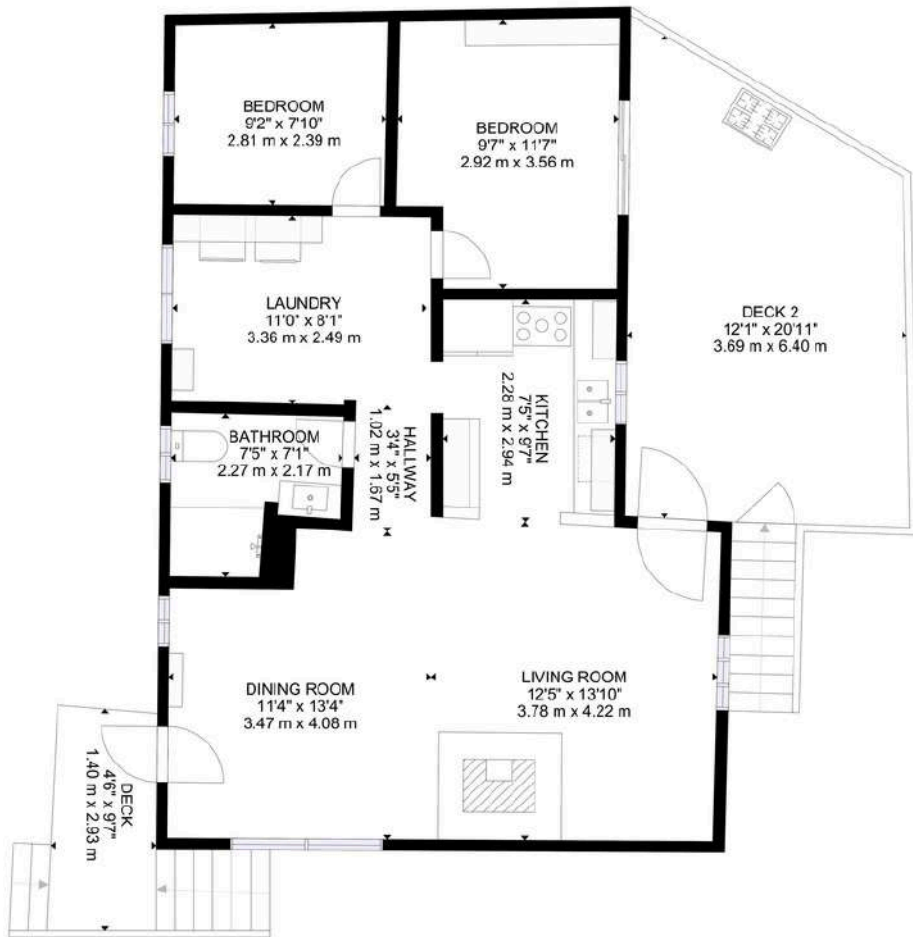


GALLERY

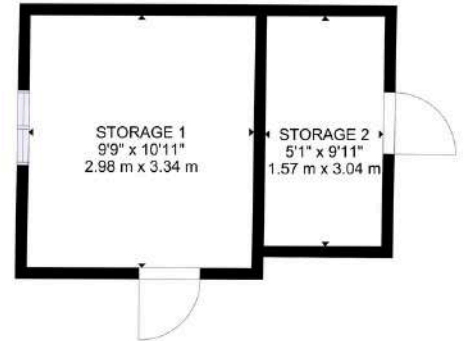


FLOOR PLAN

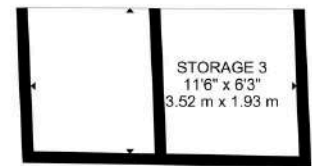
Main Floor



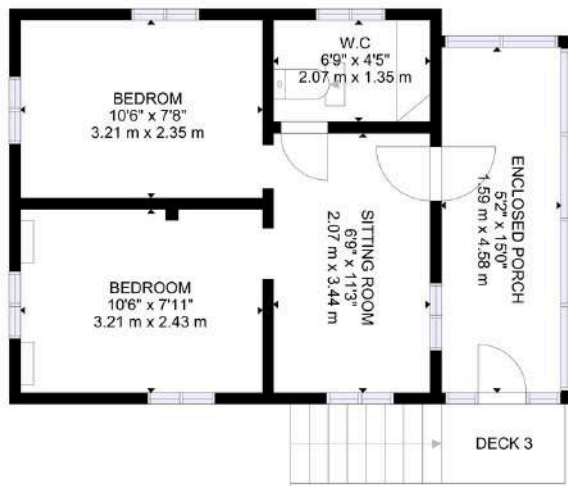
Bunkie



Workshop



Second Floor



GROSS INTERNAL AREA

EXCLUDED AREA: DECK: 44 sq.ft, 4 m², DECK 2: 224 sq.ft, 21 m², STORAGE 1 : 107 sq.ft, 10 m², STORAGE 2: 51 sq.ft, 5 m², STORAGE 3: 73 sq.ft, 7 m², DECK 3: 18 sq.ft, 2 m², ENCLOSED PORCH: 78 sq.ft, 7 m²
 TOTAL: 1036 sq.ft, 97 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



SEPTIC INSPECTION 1/2

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0

(613) 273-3078 Email: btcolford@hotmail.com

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: [REDACTED]

Date: May 14-2025

Address: 45 Shore Lane

Phone: _____

Location West Devil Lake

Type of Tank ☐ One Compartment ☒ Two Compartment

Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other _____

Approximate Capacity 600 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc ☐ Yes ☒ No

Any evidence of sewage seeping from the tank or lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping

Condition of sewage in tank normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

After Pumping

Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing

Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing ☐ Filter

Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

Absorption System

Type of Absorption System ☒ Seepage Bed ☐ Sand Mound ☐ Sub-surface Sand Filter

Flow Test ☒ Yes ☐ No Approximate Seepage at Bed 30 min good

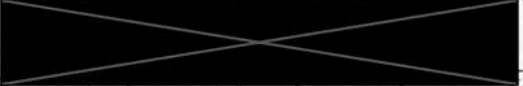
Comments

At time of pumping system in working condition

By

SEPTIC INSPECTION 2/2

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE
HST #75775070
Bryan Colford
Septic Tank Pumping & Liquid Waste Disposal
P.O. Box 37, Westport, Ontario K0G 1X0
(613) 273-3078 Mobile (613) 264-3356
e-Transfer payment with invoice # to:
btcolford@hotmail.com

CUSTOMER ORDER NO.		TELEPHONE		DATE			
H. Lynn				May 14 2025			
NAME							
ADDRESS		45 Shoal in Westport, Lake					
CASH	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MDSE. RETD.	PAID OUT
SPECIAL INSTRUCTIONS					SUBTOTAL	450.00	
					HST / GST	58.50	
					PST		
					TOTAL	508.50	

☐ e-Transfer
Net 30 days. 2% per month on overdue accounts.
All claims and returned goods MUST be accompanied by this bill.

SOLD BY RECEIVED BY

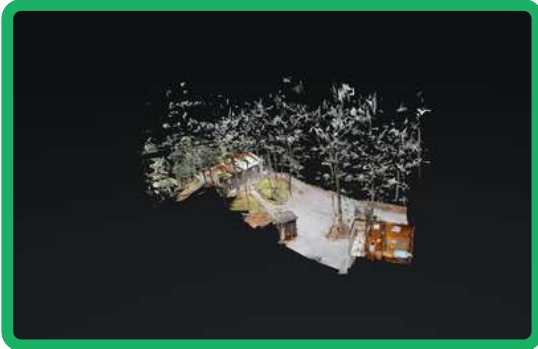
44200

Product 609

THANK YOU

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/YzOvB4HqMx4>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/H4cpEtzgZpwQrZhu7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/45Shoal4/>

MLS LISTING



45 Shoal Lane
Frontenac Ontario K0G 1X0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$2,198.77/2024** **DOM: 0**
Other Link: Bungalow
Front On: W
Acre: .50-1.99
Rms: 7
Bedrooms: 2
Washrooms: 1
 1x3xMain
Lot: 106 x 382 Feet Irreg:
Dir/Cross St: West Devil Lake Lane to Shoal Lane.

MLS#: X12141142 **PIN#:** 362490052

Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: Crawl Space
Fireplace/Stv: Y
Heat: Baseboard / Electric
A/C: Other
Central Vac: N
Apx Age: 700-1100
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Wood
Drive: Available
Gar/Gar Spcs: None / 0
Drive Park Spcs: 4
Tot Prk Spcs: 4
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove, Lake Access, Park, Sloping, 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:
Retirement:
Oth Struct: Aux Residences, Garden Shed, Shed

Water Body Name: Devil Lake
Water Body Type: Lake
Water Frontage (M): 32.3
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, 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, Garbage Pickup, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Heatd Waterline, Uv System
Sewage: Privy

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.15	x 9.84	Laminate		
2	Living	Main	13.45	x13.12	Laminate	Wood Stove	W/O To Deck
3	Kitchen	Main	10.83	x 7.87	Laminate	Laminate	
4	Bathroom	Main	7.22	x6.56	3 Pc Bath	W/O To Deck	
5	Laundry	Main	11.15	x 7.87	Laminate		
6	Prim Bdrm	Main	11.48	x9.19	Laminate		

Client Remks: Whether you are imagining idyllic solitude, or a place to gather with friends and family, or the chance to hear nothing but the whispering pines - 45 Shoal Lane has all of this, and more. Nestled in the trees, you'll find a warmly finished cottage, an inviting deck, a small workshop and an ample 2 bedroom bunkie with a sitting room and a screened-in porch - all on a beautiful piece of land. In an area which forms part of the Frontenac Arch Biosphere, this Canadian Shield property features a great diversity of trees & wildlife. The view from the cottage is Frontenac Provincial Park and each day offers an ever changing canvas from the dawning of the sun to the midnight sky, season upon season. The main cottage features two bedrooms, a beautiful bathroom and lovely deck-side kitchen adjacent to an open concept living & dining room with a wood stove to keep you cozy on cool days or on winter retreats. Additional comforts include a heat pump for heating and cooling and a heated waterline for year round water allowing for winter stays. The workshop is perfect for the hobbyist, and the bunkie is great for teens, friends or in-laws! The property itself is beautiful with ample forested areas and deep, clean water frontage. Dark night skies make for excellent stargazing and the waterfront makes for spectacular sunsets! Many trails for Frontenac Park can be accessed from Devil Lake and it is also a fishing enthusiasts favorite, with Large and Smallmouth Bass, Lake Trout, Northern Pike, Perch & more! The location is great for outdoor enthusiasts with many trails nearby for hiking or cross country skiing. It's proximity to quaint towns such as Westport and Perth, while being midway between Toronto and Montreal, and only an hour from Kingston or 1.5 hours to Ottawa, gives ample choice for road trip days. Choose a different adventure daily, or find space to breathe deeply & restore. Come see what this property has to offer and you may choose to never leave this corner of paradise!

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, **BROKERAGE** **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

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

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