

Private Waterfront, Starlit Nights & Frontenac Park Views



45 Shoal Lane, Devil Lake, ON

X12141142

\$ \$744,500

2 Bedrooms

1 Bathroom

1.1 Acres

Devil Lake

Nestled in the trees, directly across from Frontenac Provincial Park on West Devil Lake, you'll find this beautiful property, a warmly finished cottage, an inviting deck, a small workshop & an ample 2 bedroom bunkie with a sitting room & screened-in porch.

If you're imagining idyllic solitude, a place to gather with friends & family, or the chance to hear nothing but the whispering pines, 45 Shoal Lane has it all, and more. In an area which forms part of the Frontenac Arch Biosphere, this Canadian Shield property features a great diversity of trees & wildlife. The lake & park vista offers an ever changing canvas from the dawning of the sun to the midnight sky, season upon season. The main cottage features two bedrooms (master opens to deck), a beautiful modern bathroom, and a lovely deck-side kitchen adjacent to an open concept living & dining room.

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

Nestled in the trees, directly across from Frontenac Provincial Park on West Devil Lake, you'll find this beautiful property, warmly finished cottage, an inviting deck, a small workshop & an ample 2 bedroom bunkie with a sitting room & screened-in porch.

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- The main cottage features two bedrooms (master opens to deck), a beautiful modern bathroom, and a lovely deck-side kitchen adjacent to an open concept living & dining room. Features such as a heated waterline, a central wood stove & a frost protection heat pump/air conditioner all make cozy winter visits easily possible, as well as traditional 3 season stays.
- The workshop is perfect for the hobbyist, & 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 & the waterfront makes for spectacular sunsets! For outdoor enthusiasts, trails for Frontenac Park can be accessed nearby via the lake, & more local trail systems for hiking, skiing or biking are within a short drive. It is a fishing enthusiasts favorite, with Large and Smallmouth Bass, Lake Trout, Northern Pike, Perch & more!
- 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 special 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

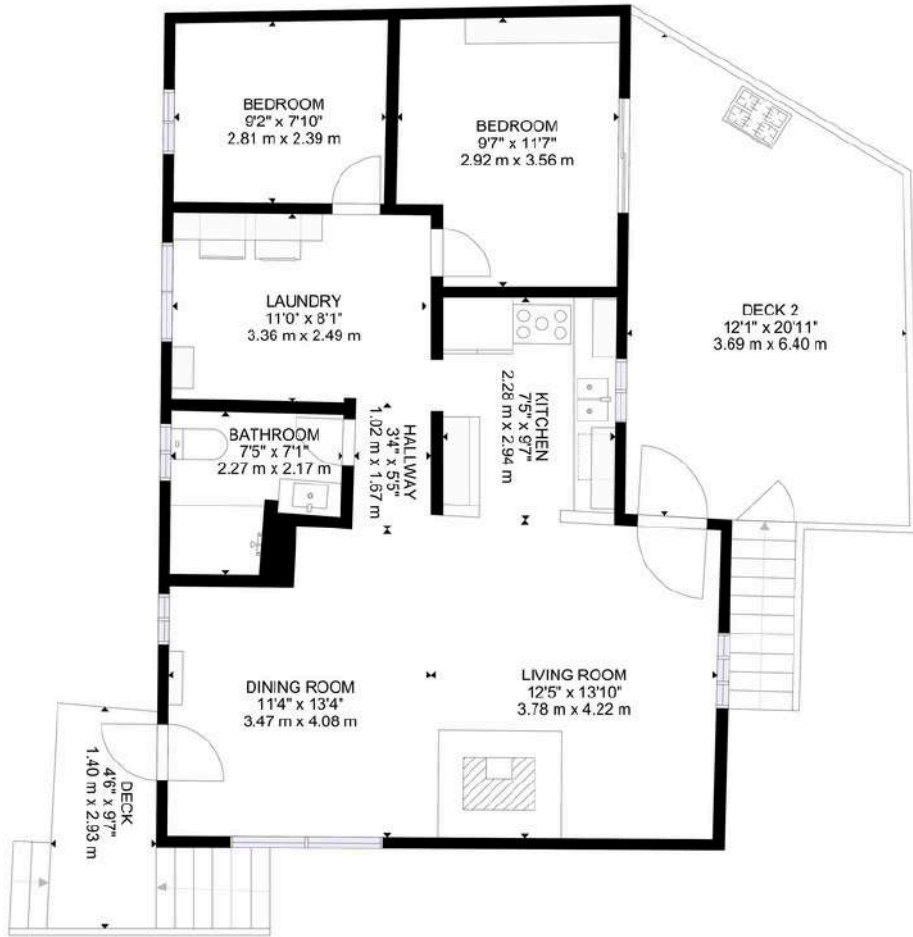


GALLERY

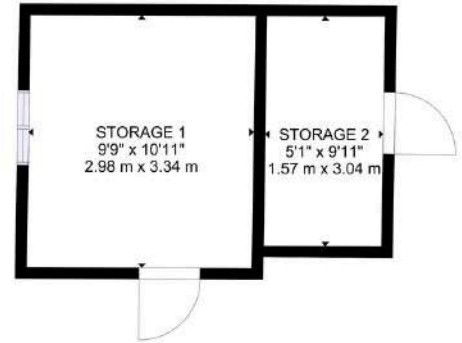


FLOOR PLAN

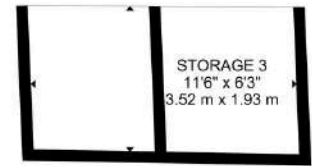
Main Floor



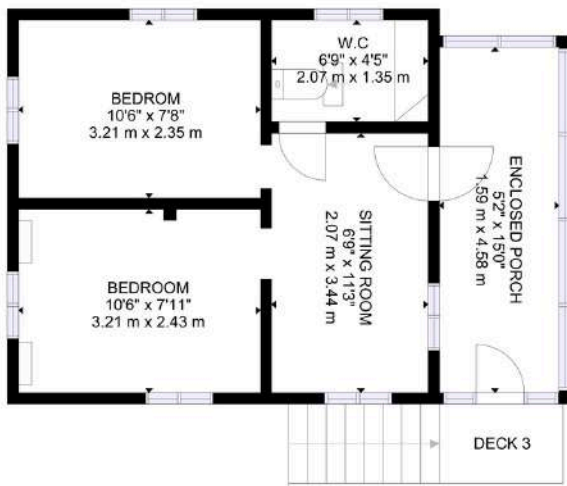
Bunkie



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



Green is Frontenac Provincial Park
Red arrow is 45 Shoal Lane

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

[Signature]

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			
<i>H. Lynn</i>				<i>May 14 2025</i>			
NAME							
ADDRESS		<i>45 Shoal in West Dr. / Lake</i>					
CASH	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MDSE. RETD.	PAID OUT
	<i>✓</i>						
<i>Pumped 609 gal</i>							
<i>septic tank</i>							<i>325.00</i>
<i>Report</i>							<i>125.00</i>
<i>Chg</i>							
<i>Buy</i>							
SPECIAL INSTRUCTIONS					SUBTOTAL	<i>450.00</i>	
					HST / GST	<i>58.50</i>	
<input type="checkbox"/> e-Transfer					PST		
Net 30 days. 2% per month on overdue accounts.					TOTAL	<i>508.50</i>	
All claims and returned goods MUST be accompanied by this bill.							
SOLD BY	RECEIVED BY						

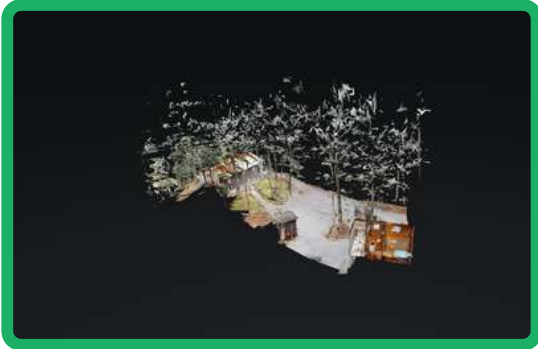
44200

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 **List: \$744,500 For: Sale**
Frontenac Ontario K0G 1X0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$2,198.77/2024** **DOM: 0**

Other **Front On: W** **Rms: 7**
Link: **Acres: .50-1.99** **Bedrooms: 2**
 Bungalow **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
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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
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#	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: Nestled in the trees, directly across from Frontenac Provincial Park on West Devil Lake, you'll find this beautiful property, a warmly finished cottage, an inviting deck, a small workshop & an ample 2 bedroom bunkie with a sitting room & screened-in porch. If you're imagining idyllic solitude, a place to gather with friends & family, or the chance to hear nothing but the whispering pines, 45 Shoal Lane has it all, and more. In an area which forms part of the Frontenac Arch Biosphere, this Canadian Shield property features a great diversity of trees & wildlife. The lake & park vista offers an ever changing canvas from the dawning of the sun to the midnight sky, season upon season. The main cottage features two bedrooms (master opens to deck), a beautiful modern bathroom, and a lovely deck-side kitchen adjacent to an open concept living & dining room. Features such as a heated waterline, a central wood stove & a frost protection heat pump/air conditioner all make cozy winter visits easily possible, as well as traditional 3 season stays. The workshop is perfect for the hobbyist, & 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 & the waterfront makes for spectacular sunsets! For outdoor enthusiasts, trails for Frontenac Park can be accessed nearby via the lake, & more local trail systems for hiking, skiing or biking are within a short drive. It is a fishing enthusiasts favorite, with Large and Smallmouth Bass, Lake Trout, Northern Pike, Perch & more! 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 special 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



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