



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

**Other:** Bungalow  
**Link:**  
**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

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Crawl Space <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> Other <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Drive:</b> Available <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Lake Access, Park, Sloping, 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> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b> 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 Waterlne,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	x 13.12	Laminate	Wood Stove	W/O To Deck
3	Kitchen	Main	10.83	x 7.87	Laminate		
4	Bathroom	Main	7.22	x 6.56	3 Pc Bath	Laminate	
5	Laundry	Main	11.15	x 7.87	Laminate		
6	Prim Bdrm	Main	11.48	x 9.19	Laminate	W/O To Deck	

**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