

*Stunning Bobs Lake Retreat
2 Acres & 800ft Shoreline!*

PRICE
REDUCED



558 Burns Lane, Frontenac, ON

X12099619

\$ \$724,900

2 Bedrooms

1 Bathrooms

2 Acres

Bobs Lake

Private cottage retreat on beautiful Bobs Lake!

This property is one of those gems that comes up every once in a while. The lot itself is just stunning with over 2 acres of land and over 800 ft of gorgeous shoreline giving panoramic views of the lake. The property includes a seasonal cottage with 2 bedrooms and 1 bath, a deck overlooking the lake plus a 2 bedroom, 1 bath bunkie and a garage with an upper and lower level. Enjoy two access points to the lake on either side of the property. The floating dock is in a private, cove setting and a solid cement dock is in place on the other side of the property. The cottage offers amazing views of sunrise and sunset from the large family room or deck and there is easy access to the waterfront from a variety of areas.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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Features

Private cottage retreat on beautiful Bobs Lake!

- This property is one of those gems that comes up every once in a while. The lot itself is just stunning with over 2 acres of land and over 800 ft of gorgeous shoreline giving panoramic views of the lake.
- The property includes a seasonal cottage with 2 bedrooms and 1 bath, a deck overlooking the lake plus a 2 bedroom, 1 bath bunkie and a garage with an upper and lower level.
- Enjoy two access points to the lake on either side of the property. The floating dock is in a private, cove setting and a solid cement dock is in place on the other side of the property.
- The cottage offers amazing views of sunrise and sunset from the large family room or deck and there is easy access to the waterfront from a variety of areas.
- The cottage comes fully furnished and is ready for cottage life this summer! The property is serviced by a drilled well and septic system and has had many upgrades over the years.
- Bobs Lake is one of the largest lakes in our area and offers great boating, swimming and fishing opportunities. Great location at just 20 minutes from Westport.

Directions

- Burns Road & Burns Lane

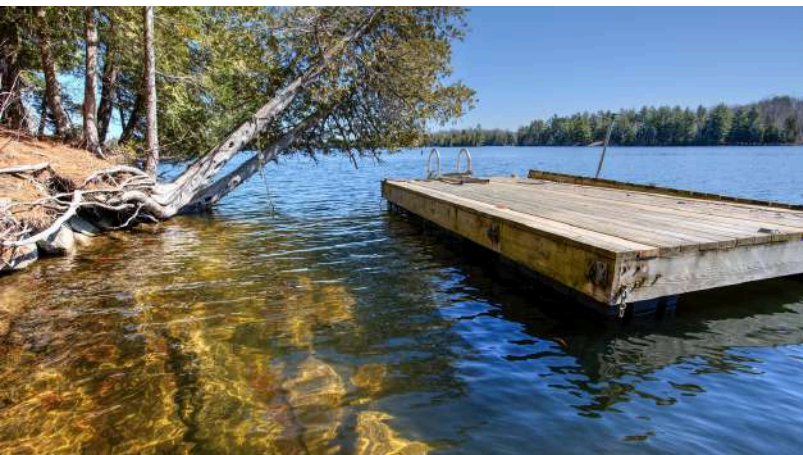
MORE INFORMATION

Recent Upgrades

- New septic system (2014)
- New ceiling fans (2015)
- New metal roof (2019)
- New water heater (2020)
- New supporting beam under cottage (2021)
- New showers, toilet, and vanity (2022)
- New refrigerator (2022)
- Cottage and garage painted (2024)

Utilities & Fees

- **Hydro One:** \$91/month
- **Road Maintenance:** \$100/year (*Burns Lane Road Association*)



GALLERY



INCLUSIONS & EXCLUSIONS

Included in Sale

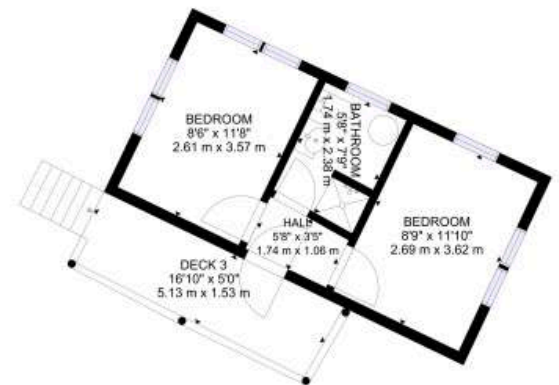
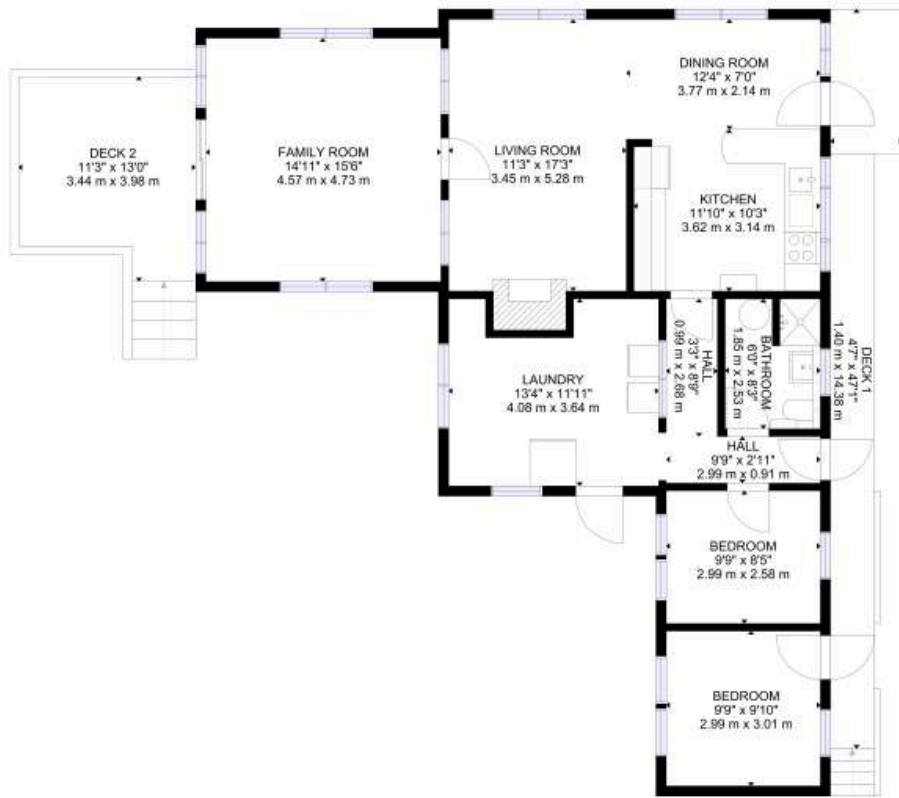
- Refrigerator
- Stove
- Washer
- Dryer
- Most furnishings and chattels
- 2 Double kayaks
- Universal gym

Exclusions

- Small one-drawer table (family room)
- "Bill's Skull" picture
- "Hobson's Choice" sign
- Two-drawer sewing cabinet (family room)
- Airplane music box (family room)
- Frank Lloyd Wright glass on fireplace
- Painting of the cottage
- Framed photos of cottage (living room)
- Select dishes (e.g., blue pitcher, green owl dish)
- Native American art (bunkie)
- Games
- Colourful wool blanket (living room)
- Lawn mower, battery, weed whacker, and accessories
- Weightlifting equipment and plates
- Milk crates
- Radios (3)
- White container beside refrigerator
- .22 Rifle
- Some tools
- Black rubber weight mats (garage)
- Antique rifles
- Old school bell



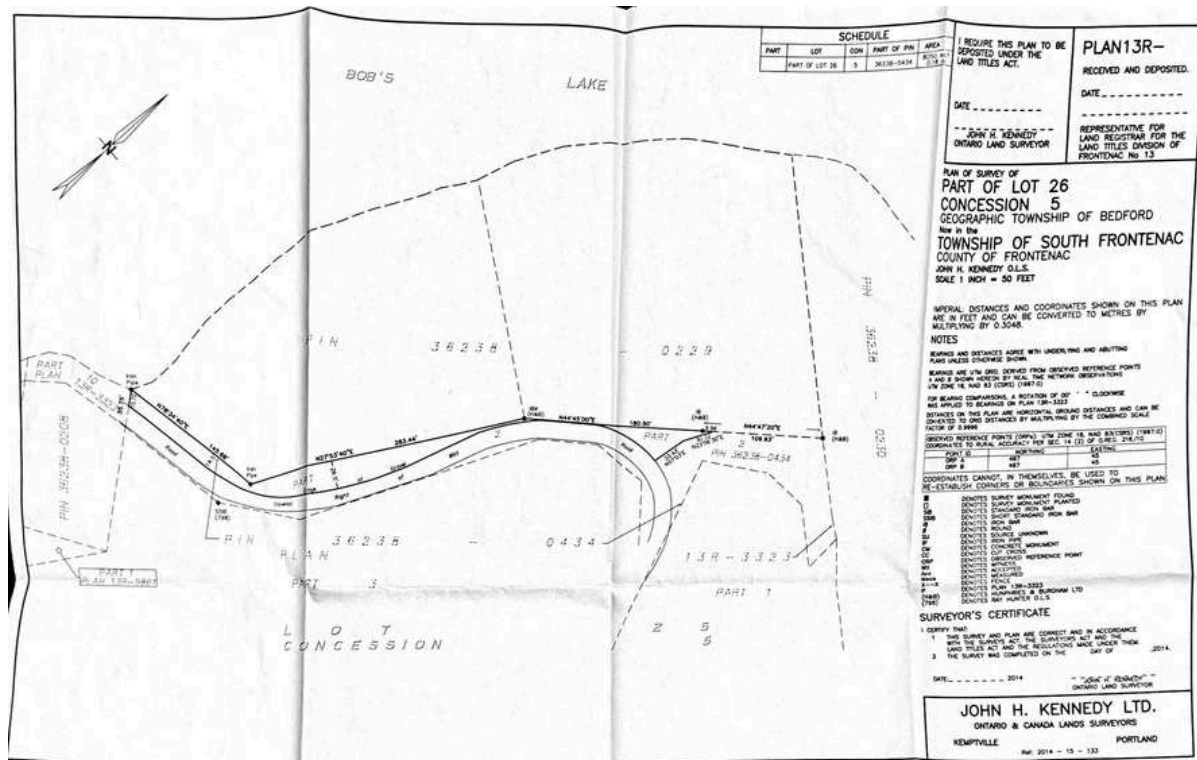
FLOOR PLAN



GROSS INTERNAL AREA

EXCLUDED AREA: PATIO: 42 sq.ft, 4 m², DECK 1: 148 sq.ft, 14 m², DECK 2: 131 sq.ft, 12 m², DECK 3: 83 sq.ft, 8 m²
TOTAL: 1417 sq.ft, 131 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

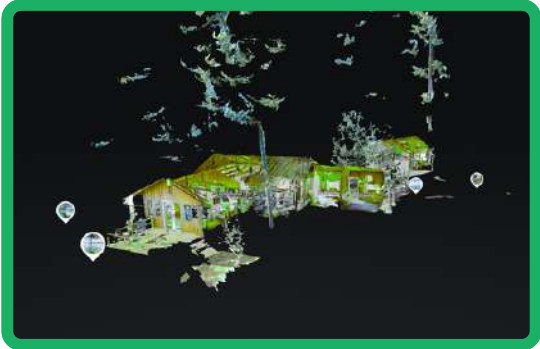
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AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=AbDBvqP3MCa>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/iL1z3j24Puo>

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/xQEbdFjMg7RKDL3s7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/558BurnsLane/>

MLS LISTING

	558 Burns Lane Frontenac Ontario K0H 1T0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$2,938.36/2024 DOM: 0		List: \$724,900 For: Sale																																																						
	Other Link: Bungalow	Front On: N Acre: 2-4.99	Rms: 8 Bedrooms: 2 Washrooms: 1 1x3xMain																																																						
	Lot: 880 x 320 Feet Dir/Cross St: Burns Road & Burns Lane																																																								
MLS#: X12099619 PIN#: 362380230 Possession Remarks: TBD																																																									
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 1100-1500 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Wood Drive: Pvt Double Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 5 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: Oth Struct: Garden Shed																																																							
Water Body Name: Bobs Lake Water Body Type: Lake Water Frontage (M): 880 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: Ne Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Telephone Available Waterfront Accessory Bldgs: Not Applicable																																																							
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Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595																																																									



Questions? Contact us:

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