

	<b>558 Burns Lane</b> <b>Frontenac Ontario K0H 1T0</b> Frontenac 47 - Frontenac South Frontenac		<b>List: \$749,000 For: Sale</b>		
	<b>SPIS:</b> N <b>Taxes:</b> \$2,938.36/2024		<b>DOM: 0</b>		
	Other <b>Link:</b> Bungalow		<b>Front On:</b> N <b>Acre:</b> 2-4.99	<b>Rms:</b> 8 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 1 1x3xMain	
<b>Lot:</b> 880 x 320 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Burns Road & Burns Lane					
<b>MLS#:</b> X12099619 <b>PIN#:</b> 362380230					
<b>Possession Remarks:</b> TBD					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <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> Pvt Double <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed		<b>Zoning:</b> RLSW <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed	
<b>Water Body Name:</b> Bobs Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 880 <b>Topography:</b> Hilly,Rocky,Wooded/Treed <b>Water Features:</b> Dock,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> Ne <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cell Services,Electricity Connected,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	Kitchen	Main	11.48	x 10.5	Vinyl Floor
2	Dining	Main	11.81	x 6.56	Vinyl Floor
3	Living	Main	17.06	x 11.15	Broadloom
4	Family	Main	15.42	x 15.09	Wood Floor
5	Laundry	Main	13.78	x 11.81	Vinyl Floor
6	Bathroom	Main	7.55	x 5.91	3 Pc Bath Vinyl Floor
7	Prim Bdrm	Main	9.51	x 9.51	Laminate
8	2nd Br	Main	9.84	x 9.51	Vinyl Floor
<b>Client Remks:</b> 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.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					