

9 Acre Lot Between
Bobs and Crow Lake!

PRICE
REDUCED

572 Oak Bluffs Road, Maberly, ON

Located in one of eastern Ontario's premier waterfront communities and situated between Bobs Lake and Crow Lake, sits this 9-acre lot that is ready for your designs and dream home.

This property has a circular gravel lane in place as well as monthly income from a MICROFIT Solar Panel Installation. There is also an active hydro post with an outlet in place for electricity. There is an outhouse on site to use if you are just looking for a camping property before you build your home. Oak Bluffs Road is a year-round paved road, and the lot is located off of a cul-de-sac at the west end of the community. The towering trees on this lot frame many possible building sites and the rugged, rocky terrain offers a beautiful place to hike and explore.

X9233490

\$ \$399,000

9.10 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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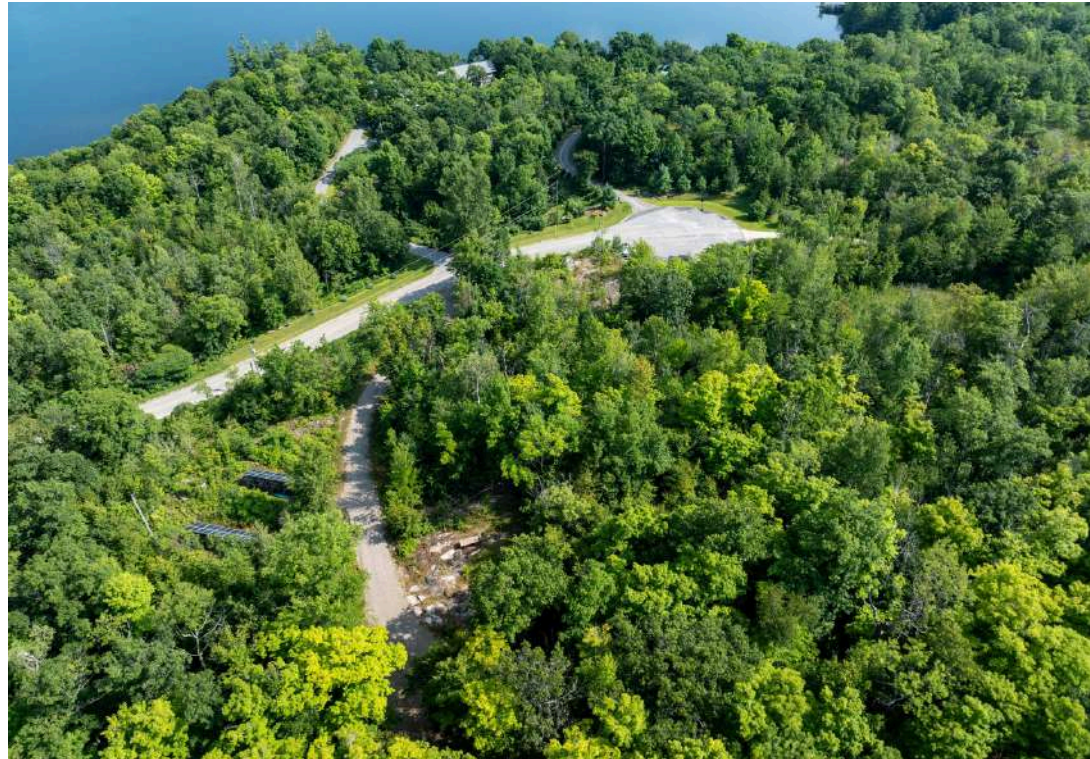
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Table of Contents

**572 Oak Bluffs Road
Maberly, ON**

Features	3
More Information	4
Reference Plan	5
Crown Land Map	7
Aerial Photos	8
Map	9
Condominium Rules	10
Interactive Links	18
MLS Listing	19
Contact Information	20



Features

- Located in one of eastern Ontario's premier waterfront communities and situated between Bobs Lake and Crow Lake, sits this 9-acre lot that is ready for your designs and dream home.
- This property has a circular gravel lane in place as well as monthly income from a MICROFIT Solar Panel Installation. There is also an active hydro post with an outlet in place for electricity.
- There is an outhouse on site to use if you are just looking for a camping property before you build your home.
- Oak Bluffs Road is a year-round paved road, and the lot is located off of a cul-de-sac at the west end of the community.
- The towering trees on this lot frame many possible building sites and the rugged, rocky terrain offers a beautiful place to hike and explore.
- There are also many hiking trails throughout the common lands of this development, along with Crown Land directly to the west and access to a gated paved boat launch area, docking and maybe a quick swim, Bobs Lake is one of the largest lakes in the area stretching about 19 km to the south with a channel connecting to Crow Lake.
- This is the perfect location for the outdoors person with boating, fishing, hiking, x-country skiing and snowmobiling. Don't miss this spectacular piece of Canadian Shield!

Directions

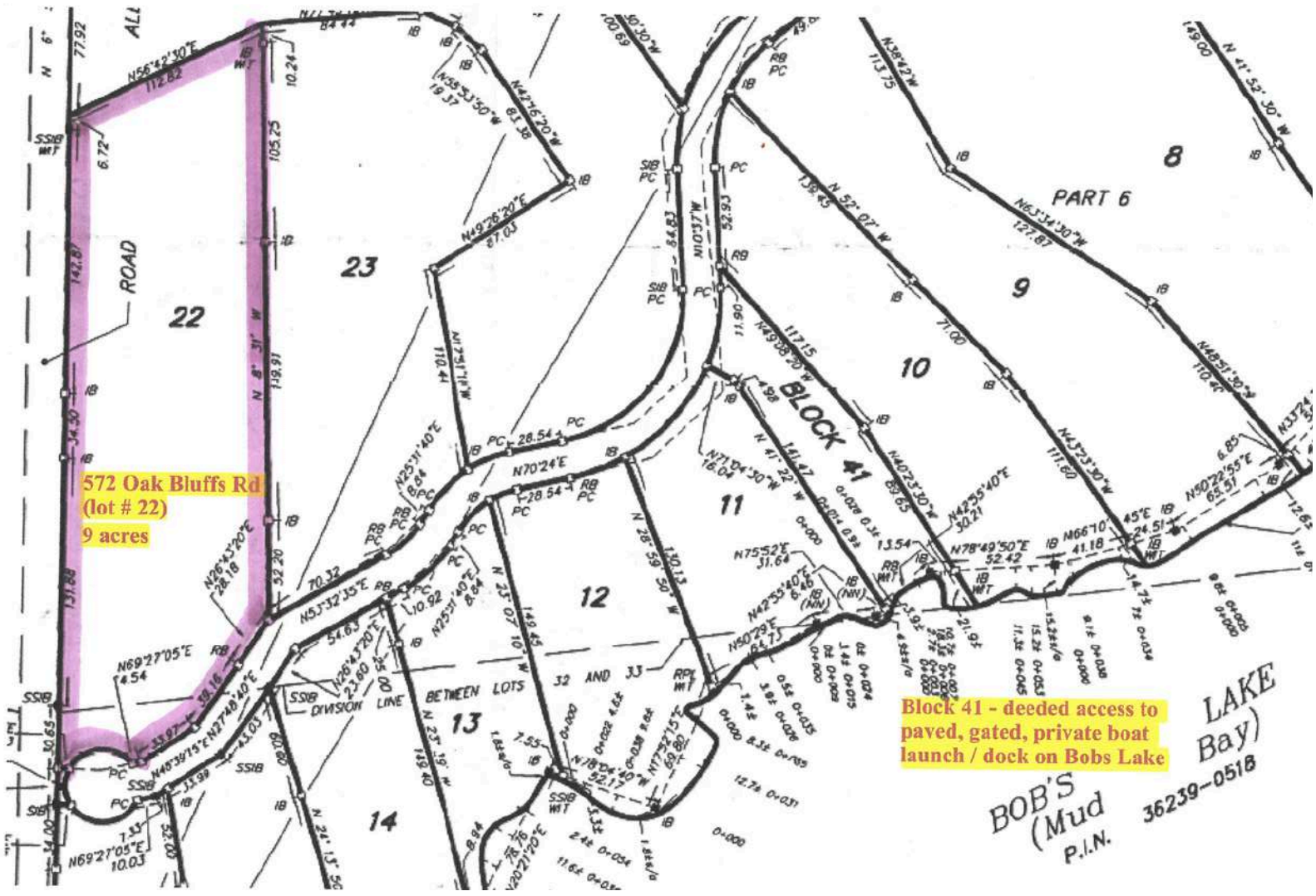
- Directions: Crow Lake Road to Alf Patterson Road continue onto Oak Bluffs Road. Follow to #572 on the right.

MORE INFORMATION

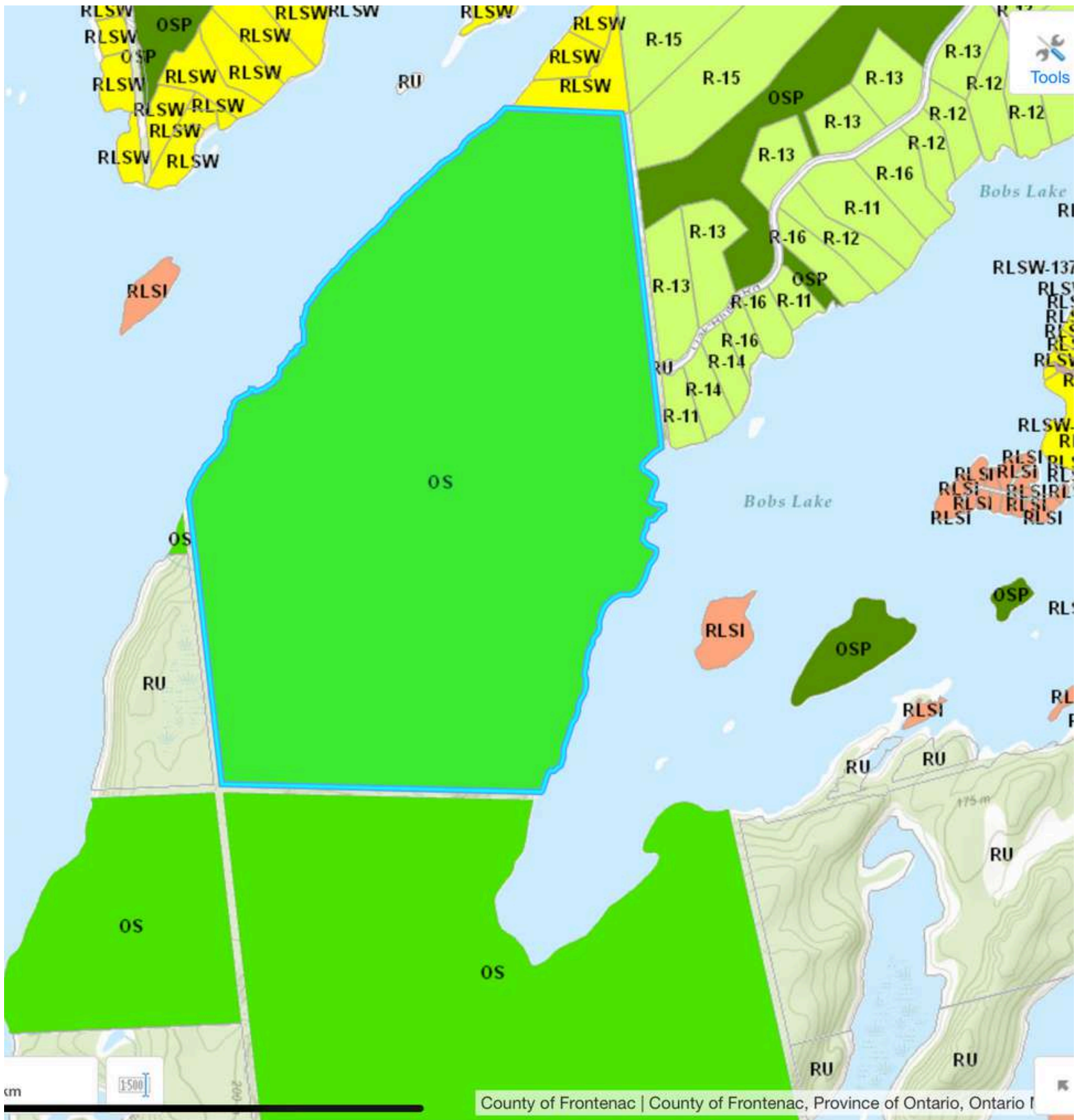


- Annual Condo Fees: \$300 (paid from May 1, 2024 to April 30, 2025)
- Solar Panel Revenue: \$ 10,369.85 (July 2023 to June 2024)

REFERENCE PLAN 1/2



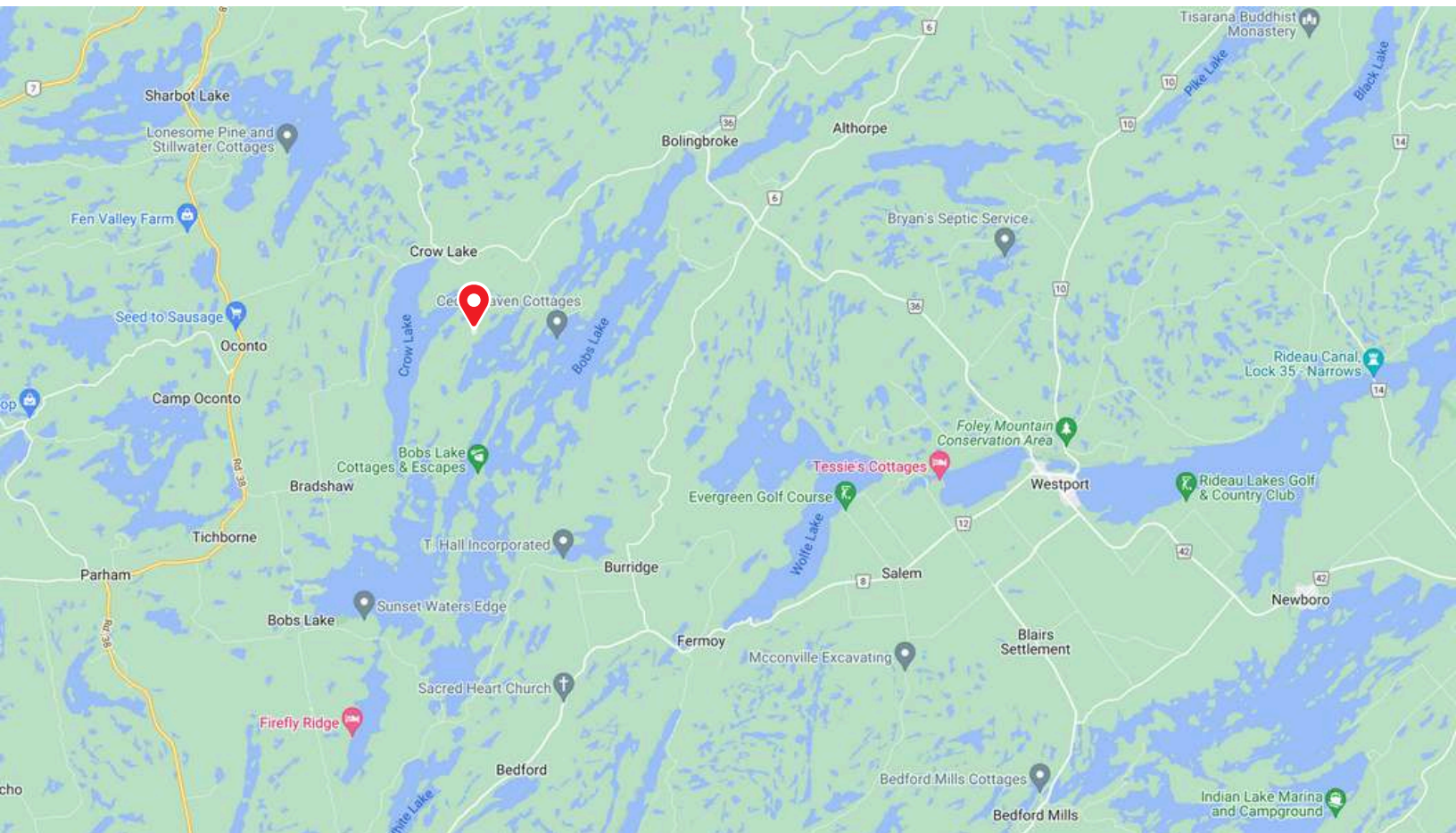
CROWN LAND MAP



AERIAL PHOTOS



MAP



CONDOMINIUM RULES 1/8

Rules Document Effective September 12, 2023

What are Condominium Rules?

Rules are used to help owners get along with one another. Rules are required to be consistent with the Condominium Act, 1998 (the “Condo Act”) and the condo corporation’s declaration and by-laws. Rules are also required to be reasonable and meet the criteria of section 58 of the Condo Act. This means rules must serve the purpose of either:

- Promoting the safety, security or welfare of the owners, property, and assets of the condo corporation; or
- Preventing unreasonable interference with the use and enjoyment of the owners’ properties, the common elements, or the assets of the condo corporation.

Rules can be used to regulate the use of the common elements or guide the behaviour of owners. For example, rules can:

- Set out rules and expectations for the use of the common elements and/or assets of the condominium corporation
- Restrict the use of common elements by short term tenants.
- Regulate parking (e.g., designating parking area at boat launch for vehicles but not trailers).

How can Condominium Rules be changed?

Rules can be passed, amended, or repealed by the condo board of directors (the “condo board”) but require consent from the owners.

First, a new rule, amendment to a rule or repeal to an existing rule will be approved by the board of directors at a board meeting. The condo board must then provide a notice to the owners with the following information:

- A copy of the new rule or amended or repealed rule;
- The date the board proposes the rule will become effective;
- A statement that the owners have the right to requisition a meeting about the rule, and that the rule will become effective 30 days after the notice is given unless a meeting is requisitioned; and
- A copy of section 46 and section 58 of the Condo Act.

This means owners who do not like the rule can act to change it or stop it from becoming effective by requisitioning an owners’ meeting. A requisition must be signed by the owners of at least 15 per cent of the voting units in the condominium corporation (6 voting units out of the possible 35 voting units). If a meeting is not requisitioned within the 30 days from when the notice is given, the rule will become effective. If a meeting is requisitioned, the condo board must call and hold a meeting within 35 days. In this case the rule will become effective unless the owners of a majority of the voting units participating in the meeting vote against it.

Owners do not need board action or consent to requisition a meeting for the purpose of amending or repealing a rule. According to section 58 (5) of the Condo Act, the owners may amend or repeal a rule at a meeting called for this purpose (e.g., an owner requisitioned meeting). **During the meeting, support from the owners of a majority of the voting units participating in the meeting (i.e., requires an**

CONDOMINIUM RULES 2/8

Rules Document Effective September 12, 2023

affirmative vote of more than 50% of the voting units present at the meeting not 50% of all of the 35 voting units) is necessary for the change to the rule to take place.

General	
1	Condo owners and associate members including their family members and visitors, are responsible for the activities, behaviour and any damage caused by themselves, their families and/or their visitors. Any person or persons using the condominium assets and common element areas will indemnify and save harmless the Condo Corp and its Board of Directors against all claims, losses, damages, judgements, costs, expenses, actions and other proceedings made, sustained, brought, prosecuted, or threatened to be brought or prosecuted that based upon, occasioned by or attributed to any bodily injury to or death of a person or damage to or loss of property caused by any negligent act or omission on the part of the Condo Corp and/or its Board of Directors or anyone for whom they are responsible at law, in relation to any matters arising out of this Agreement.
2	No garbage is to be left on the common elements (boat launch area and trails) at any time, including pet waste.
3	The creation or continuance of noise or nuisance must not disturb the comfort or quiet enjoyment of neighbouring properties and/or common elements by other owners and associate members, including their families and visitors. Noise must be kept to a minimum, no trespassing on private property, no littering, and no willful damage to common lands (trails, dock, launch, etc)
4	No hunting on condo elements is permitted without the approval of the president and condo board. Approval will be granted in situations where threats to safety exist (e.g., sick or rabid animals, coyote packs) or there are risks of damage to property (e.g., beavers damming road culverts).
5	Users must protect and avoid unnecessarily disturbing local wildlife on the common elements.
6	No cutting of trees on common elements without approval of the president and condo board.
7	Campfires may not be set on the common elements including the boat launch.

Boat Launch & Dock Area	
1	Care must be taken when loading and unloading boats to avoid damage to the launch area. Vehicles used to load and unload boats must be appropriate to do so.
2	The boat launch gate lock combination must be kept confidential to ensure the area is not accessible to individuals outside our community.
3	Access gate must be locked at all times. The lock tumblers must be rolled when closing the padlock to ensure it is locked and to safeguard the lock combination.
4	The swim ladder is to remain on the dock (out of the water) when not in use to prevent zebra mussels.
5	The boat launch area is not supervised. No lifeguard is on duty. Swimming and boating in the area are strictly at the risk of the user.
6	The boat launch area is a multi-use space (boat launching, boat mooring, swimming, fishing, picnicking, etc.). The area is to be shared by the owners and associate members including their families and visitors. Everyone must be aware and considerate of others using the area. Use common sense in all activities to ensure everyone is safe.

CONDOMINIUM RULES 3/8

Rules Document Effective September 12, 2023

7	Boats must be refueled away from the dock/water
8	Persons using the boat launch and docks are required to have the appropriate damage and liability insurance for their craft and operator regardless of whether this is required under Ontario Law.

Boat Mooring and Storage

1	There are a maximum of four boat mooring spots and nine kayak/canoe storage spots available. There will be no further expansion or extension of the mooring or the dock for regulatory and safety reasons.
2	Only members and associate members of the condo corporation in good standing are eligible to apply for mooring and/or canoe/kayak storage
3	All interested applicants wanting seasonable boat mooring and/or storage must complete the Mooring and Storage Agreement Application. The application is to be submitted to the Board of Directors by the deadline specified in the Spring Newsletter. Payment is due by May 1 st .
4	Storage of gas/fuel containers is not permitted
5	No vessels are to remain at the dock, other than those under existing boat mooring & storage agreements
6	The dock area beside the launch (blue painted edge) is for temporary use while launching or retrieving a boat (15 min time limit)
7	The annual boat mooring and storage season is up to 6 months for the period between May 1 st and October 31 st . The duration depends on weather and water level conditions. The mooring and storage fees are fixed for the annual season and will not be varied for weather and water level conditions.
8	Should demand for mooring slips or canoe/kayak stage exceed the capacity set in the Mooring and Storage Rule #1 above, the condo board and the applicants will meet to determine if the participants are willing to share the season. The sharing participants are responsible for agreeing amongst themselves how the annual fee per slip or rack will be shared and agree on which party will pay the annual fee by the May 1 st deadline. The total overall annual fee for the season will remain unchanged regardless of the sharing arrangement. Failure to reach an agreement to share, will result in a lottery organized by the condo board. The successful participants will be required to pay the annual fee per slip or rack by the May 1 st deadline.

Parking at the Boat Launch

1	Limited vehicle parking, including ATV's, side by side, golf carts, is available at the boat launch. Angle parking is allowed on the gravel area only and must not infringe upon paved driveway.
2	Parking is based on a first come, first served basis.
3	No overnight parking is allowed.
4	No parking on the cul-de-sac.
5	No trailer parking is allowed at the boat launch – trailers must be parked on the road and not block driveways or trail entrances.

Trails

1	Motorized recreational vehicles are not permitted on any of the trails unless required for trail maintenance purposes.
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CONDOMINIUM RULES 4/8

Rules Document Effective September 12, 2023

Section 46 of the Ontario Condominium Act

Requisition for meeting

46 (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote. 1998, c. 19, s. 46 (1).

Note: If, on October 1, 2023, section 40 of Schedule 1 to the *Protecting Condominium Owners Act, 2015* is not in force, subsection 46 (1) of the Act is amended by striking out “subsection 47 (2)” and substituting “section 46.1”. (See: 2023, c. 9, Sched. 7, s. 4)

Form of requisition

(2) The requisition shall,

- (a) be in writing and be signed by the requisitionists;
- (b) state the nature of the business to be presented at the meeting; and
- (c) be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation. 1998, c. 19, s. 46 (2).

Same, removal of directors

(3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

Duty of board

(4) Upon receiving a requisition mentioned in subsection (1), the board shall,

- (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
- (b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

Non-compliance

(5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

Reimbursement of cost

(6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).

Note: On a day to be named by proclamation of the Lieutenant Governor, section 46 of the Act is repealed and the following substituted: (See: 2015, c. 28, Sched. 1, s. 40)

Requisition for meeting

46 (1) Subject to subsection (2), a requisition for a meeting of owners can only be made by those owners who, at the time the board receives the requisition,

- (a) own at least 15 per cent of the units;
- (b) appear in the record of the corporation required by section 46.1 or are required by that section to appear in that record; and
- (c) have no contributions to the common expenses payable for their units that have been in arrears for 30 days or more. 2015, c. 28, Sched. 1, s. 40.

Meeting re director in reserved position

(2) If the nature of the business to be presented at a meeting of owners includes the removal or the election of a director who occupies a position on the board described in subsection 51 (6), a requisition made by owners for the meeting can only be made by those owners who, at the time the board receives the requisition,

- (a) own at least 15 per cent of the non-leased voting units in the corporation;
- (b) appear in the record of the corporation required by section 46.1 or are required by that section to appear in that record; and

CONDOMINIUM RULES 5/8

Rules Document Effective September 12, 2023

- (c) have no contributions to the common expenses payable for their units that have been in arrears for 30 days or more. 2015, c. 28, Sched. 1, s. 40.

Saving

- (3) If a requisition made under subsection (2) does not meet the requirements of that subsection but does meet the requirements of subsection (1), the meeting may proceed for the transaction of any business pursuant to subsection (1) but not for the removal or the election of a director as described in subsection (2). 2015, c. 28, Sched. 1, s. 40.

Purpose of meeting

- (4) A requisition for a meeting of owners may be called for any of the following purposes:
1. An information meeting of owners being a meeting at which no vote shall be taken on any matter other than routine procedure.
 2. The removal or the election of one or more of the directors.
 3. Any other purpose for which this Act or the regulations permit the owners to requisition a meeting of owners. 2015, c. 28, Sched. 1, s. 40.

Form of requisition

- (5) The requisition shall contain the prescribed information and shall be in the prescribed form. 2015, c. 28, Sched. 1, s. 40.

Delivery of requisition

- (6) The requisition shall be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation or as is otherwise prescribed. 2015, c. 28, Sched. 1, s. 40.

Response of board

- (7) Subject to subsection (8), upon receiving a requisition, the board shall, within 10 days or such other time period, if any, that is prescribed, respond to the requisitionists in writing, in accordance with subsection (9), stating that,
- (a) the board will call and hold a meeting of owners for the transaction of business in the requisition; or
 - (b) the board will not call and hold a meeting of owners for the transaction of business in the requisition and state why, according to the board, the requisition does not comply with any or all of subsections (1) to (6). 2015, c. 28, Sched. 1, s. 40.

Withdrawal of requisition

- (8) The board is not required to respond to a requisition under subsection (7) if the requisitionists have withdrawn it in accordance with the regulations, if any. 2015, c. 28, Sched. 1, s. 40.

Delivery of response

- (9) In responding under subsection (7), the board shall deliver its response to the requisitionists at their address for service given in the requisition or as is otherwise prescribed. 2015, c. 28, Sched. 1, s. 40.

Default response

- (10) If the board does not respond to the requisitionists as required by subsection (7), the board shall be deemed to have responded to the requisitionists as described in clause (7) (a). 2015, c. 28, Sched. 1, s. 40.

Calling meeting

- (11) Subject to subsection (12), if the board responds or is deemed to have responded as described in clause (7) (a), the board shall,
- (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting that, in accordance with this Act, is scheduled to be held, as determined by the board or as determined in the prescribed manner,
 - (i) at least 40 days after the end of the time period that the board has to respond to the requisitionists under subsection (7), in the case of a request,
 - (ii) at least 40 days after the consent is given, in the case of a consent; or
 - (b) otherwise call and hold a meeting of owners within 40 days after the end of the time period that the board has to respond to the requisitionists under subsection (7). 2015, c. 28, Sched. 1, s. 40.

CONDOMINIUM RULES 6/8

Rules Document Effective September 12, 2023

Withdrawal of requisition

(12) The board shall not do anything required by clause (11) (a) or (b) if the requisitionists withdraw the requisition in accordance with the regulations, if any, before the next annual general meeting described in that clause (a) or the meeting described in that clause (b), as the case may be, is held. 2015, c. 28, Sched. 1, s. 40.

Revised requisition

(13) If the board responds as described in clause (7) (b), the requisitionists may, within 10 days or such other time period, if any, that is prescribed, revise the requisition in accordance with the regulations and deliver or deposit it in accordance with subsection (6). 2015, c. 28, Sched. 1, s. 40.

Procedure

(14) Subsections (6) to (12) apply to a revised requisition as if it were a requisition mentioned in those subsections. 2015, c. 28, Sched. 1, s. 40.

Abandonment

(15) If the board responds to an original requisition or a revised requisition as described in clause (7) (b), the requisitionists shall be deemed to have abandoned the original requisition or the revised requisition, which shall then have no force and effect, unless,

- (a) they deliver or deposit a revised requisition in accordance with subsections (13) and (14); or
- (b) within 20 days or such other time period, if any, that is prescribed, they,
 - (i) apply, in accordance with Part I.2, to the Condominium Authority Tribunal established under that Part for resolution of the original requisition or the revised requisition as a matter in dispute, if the Tribunal has been established under that Part and the application may be made under that Part, or
 - (ii) apply to the Superior Court of Justice for resolution of the original requisition or the revised requisition, if the Condominium Authority Tribunal has not been established under Part I.2 or the application described in subclause (i) may not be made under that Part. 2015, c. 28, Sched. 1, s. 40.

Section Amendments with date in force (d/m/y)

[2015, c. 28, Sched. 1, s. 40](#) - not in force

[2023, c. 9, Sched. 7, s. 4](#) - 01/10/2023

Record of owners and mortgages

46.1 (1) A corporation shall maintain the record required by subsection (3). 2015, c. 28, Sched. 1, s. 41.

Notice of owner's name and unit

(2) As soon as reasonably possible upon becoming an owner in a corporation and, in any event, no later than 30 days after becoming an owner in a corporation, the owner shall give notice to the corporation in writing, setting out the owner's name and, in accordance with the regulations, identifying the owner's unit. 2015, c. 28, Sched. 1, s. 41.

Record of owners and mortgages

(3) A corporation shall maintain a record of,

- (a) the owner's name and the identification of the unit, if an owner, at any time, gives notice to the corporation in writing, setting out the owner's name and, in accordance with the regulations, identifying the owner's unit;
- (b) the owner's address for service if,
 - (i) an owner who has given the notice described in clause (a), notifies the corporation in writing, at any time, of the owner's name and address for service, including any change in the address for service, and
 - (ii) the owner's address for service is in Ontario;
- (c) the mortgagee's name, the identification of the unit and the mortgagee's address for service, if,
 - (i) a mortgagee, at any time, gives notice to the corporation in writing, setting out the mortgagee's name and, in accordance with the regulations, identifying the unit that is the subject of the mortgage,
 - (ii) under the terms of the mortgage, the mortgagee has the right to vote at a meeting of owners in the place of the unit owner or to consent in writing in the place of the unit owner,
 - (iii) the mortgagee notifies the corporation in writing of the right described in subclause (ii) and the mortgagee's address for service, including any change in the address for service, and

CONDOMINIUM RULES 7/8

Rules Document Effective September 12, 2023

- (iv) the mortgagee's address for service is in Ontario;
- (d) if an owner described in clause (a) agrees to a method of electronic communication under clause 47 (4) (c) and communicates that agreement to the corporation in writing, the name of the owner and a statement of that method; and

Note: On October 1, 2023, subsection 46.1 (3) of the Act is amended by adding "and" at the end of subclause (c) (iv) and by repealing clause (d) and substituting the following: (See: 2023, c. 9, Sched. 7, s. 5)

- (d) any prescribed information.
- (e) if a mortgagee described in clause (c) agrees to a method of electronic communication under clause 47 (5) (c) and communicates that agreement to the corporation in writing, the name of the mortgagee and a statement of that method. 2015, c. 28, Sched. 1, s. 41.

Note: On October 1, 2023, clause 46.1 (3) (e) is repealed. (See: 2023, c. 9, Sched. 7, s. 5)

Duty to update record

(4) A corporation that receives a notification or communication described in subsection (2) or (3) shall update its record to reflect the notification or communication as soon as reasonably possible after receipt or within such other period of time that the by-laws of the corporation provide. 2015, c. 28, Sched. 1, s. 41.

Use of record

(5) A corporation shall use the record for the purposes of this Act, and no other purpose. 2015, c. 28, Sched. 1, s. 41.

Section Amendments with date in force (d/m/y)

[2015, c. 28, Sched. 1, s. 41](#) - 01/11/2017

[2023, c. 9, Sched. 7, s. 5](#) - 01/10/2023

Section 58 of the Ontario Condominium Act

Rules

58 (1) The board may make, amend or repeal rules under this section respecting the use of the units, the common elements or the assets, if any, of the corporation to,

- (a) promote the safety, security or welfare of the owners and of the property and the assets, if any, of the corporation; or
- (b) prevent unreasonable interference with the use and enjoyment of the units, the common elements or the assets, if any, of the corporation. 2015, c. 28, Sched. 1, s. 54 (1).

Rules to be reasonable

(2) The rules shall be reasonable and consistent with this Act, the declaration and the by-laws. 1998, c. 19, s. 58 (2).

Same, proposed rules

(3) Rules proposed by the declarant before the registration of a declaration and description shall be reasonable and consistent with this Act, the proposed declaration and the proposed by-laws. 1998, c. 19, s. 58 (3).

Inconsistent provisions

(4) If any provision in a rule or a proposed rule is inconsistent with the provisions of this Act, the provisions of this Act shall prevail and the rule or proposed rule, as the case may be, shall be deemed to be amended accordingly. 1998, c. 19, s. 58 (4).

Amendment by owners

(5) The owners may amend or repeal a rule at a meeting of owners duly called for that purpose. 1998, c. 19, s. 58 (5).

Notice of rule

- (6) Upon making, amending or repealing a rule, the board shall give a notice of it to the owners that includes,
 - (a) a copy of the rule as made, amended or repealed, as the case may be;

Rules Document Effective September 12, 2023

- (b) a statement of the date that the board proposes that the rule will become effective;
- (c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7) and (8); and
- (d) a copy of the text of section 46 and this section. 1998, c. 19, s. 58 (6); 2015, c. 28, Sched. 1, s. 54 (2).

When rule effective

- (7) Subject to subsection (8), a rule is not effective until the following time:
1. If the board receives a requisition for a meeting of owners under section 46 within 30 days after the board has given notice of the rule to the owners, the earlier of,
 - i. the time at which a quorum is not present at the first attempt to hold the meeting, and
 - ii. the time at which a quorum is present at the first attempt to hold the meeting and the owners do not vote against the rule at the meeting.
 2. If the board does not receive a requisition for a meeting of owners under section 46 within the 30 days after the board has given notice of the rule to the owners, the day after that 30th day. 2015, c. 28, Sched. 1, s. 54 (3).

Same

(8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose. 1998, c. 19, s. 58 (8).

Same, proposed rule

(9) Despite subsection (7), a rule proposed by the declarant before the registration of the declaration and description shall be effective until it is replaced or confirmed by a rule of the corporation that takes effect in accordance with subsection (7). 1998, c. 19, s. 58 (9).

Compliance

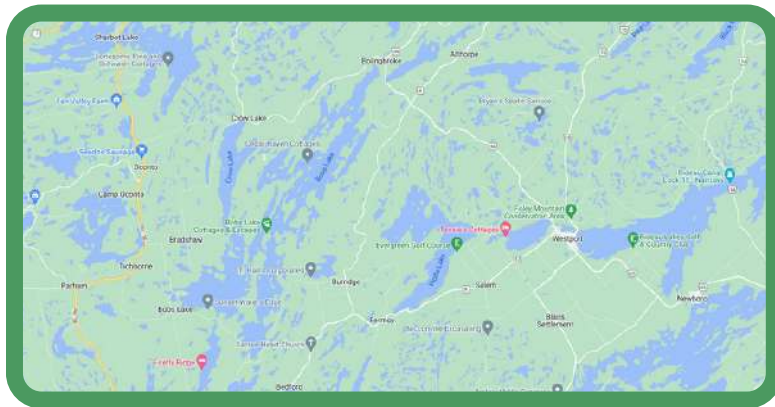
(10) All persons bound by the rules shall comply with them and the rules may be enforced in the same manner as the by-laws. 1998, c. 19, s. 58 (10).

Section Amendments with date in force (d/m/y)

[2015, c. 28, Sched. 1, s. 54 \(1-3\)](#) - 01/11/2017

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/3Y3S9K99eet2rb1y6>

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/R5jhynNbb7k>


360 Panorama



Scan the QR Code or Visit:

<https://360panos.org/panos/572OakBluffsRoad/>

MLS LISTING

	572 Oak Bluffs Rd South Frontenac Ontario K0H 2B9 South Frontenac Frontenac South Frontenac SPIS: N Taxes: \$1,129.37/2024 DOM: 218		List: \$399,000 For: Sale												
	Vacant Land Link:	Front On: N Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0												
Lot: 478.81 x 1136 Feet Irreg: Dir/Cross St: Alf Patterson Road															
MLS#: X9233490 PIN#: 362380363 Possession Remarks: TBD															
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Drive: Gar/Gar Spcs: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Waterfront	Zoning: R-13 Cable TV: N Hydro: Y Gas: N Phone: N Water: None Water Supply: Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:													
Water Body Type: Lake Water Frontage (M): 145.94 Water Features: Waterfront-Deeded Access Access to Property: Paved Road Docking Type: Private Water View: Direct WaterfrontYN: Y	Shoreline: Deep,Clean Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable														
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td colspan="6"> Client Remks: Located in one of eastern Ontario's premier waterfront communities and situated between Bobs Lake and Crow Lake, sits this 9-acre lot that is ready for your designs and dream home. This property has a circular gravel lane in place as well as monthly income from a MICROFIT Solar Panel Installation. There is also an active hydro post with an outlet in place for electricity. There is an outhouse on site to use if you are just looking for a camping property before you build your home. Oak Bluffs Road is a year-round paved road, and the lot is located off of a cul-de-sac at the west end of the community. The towering trees on this lot frame many possible building sites and the rugged, rocky terrain offers a beautiful place to hike and explore. There are also many hiking trails throughout the common lands of this development, along with Crown Land directly to the west and access to a gated paved boat launch area, docking and maybe a quick swim. Bobs Lake is one of the largest lakes in the area stretching about 19 km to the south with a channel connecting to Crow Lake. This is the perfect location for the outdoors person with boating, fishing, hiking, x-country skiing and snowmobiling. Don't miss this spectacular piece of Canadian Shield! Extras: </td> </tr> </tbody> </table>				#	Room	Level	Length (ft)	Width (ft)	Description	Client Remks: Located in one of eastern Ontario's premier waterfront communities and situated between Bobs Lake and Crow Lake, sits this 9-acre lot that is ready for your designs and dream home. This property has a circular gravel lane in place as well as monthly income from a MICROFIT Solar Panel Installation. There is also an active hydro post with an outlet in place for electricity. There is an outhouse on site to use if you are just looking for a camping property before you build your home. Oak Bluffs Road is a year-round paved road, and the lot is located off of a cul-de-sac at the west end of the community. The towering trees on this lot frame many possible building sites and the rugged, rocky terrain offers a beautiful place to hike and explore. There are also many hiking trails throughout the common lands of this development, along with Crown Land directly to the west and access to a gated paved boat launch area, docking and maybe a quick swim. Bobs Lake is one of the largest lakes in the area stretching about 19 km to the south with a channel connecting to Crow Lake. This is the perfect location for the outdoors person with boating, fishing, hiking, x-country skiing and snowmobiling. Don't miss this spectacular piece of Canadian Shield! Extras:					
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Listing Contracted With: <u>ROYAL LEPAGE PROALLIANCE REALTY</u> Ph: 613-273-9595															



Questions? Contact us:

Tammy & Heath Gurr

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