

# 572 OAK BLUFFS Road, Maberly, Ontario K0H 2B0

Listing

Client Full  
**Active / Land**

[572 OAK BLUFFS Rd Maberly](#)

Listing ID: 40627633  
Price: **\$409,000/For Sale**



## Frontenac/Frontenac/47 - Frontenac South Residential

Tax Amt/Yr: **\$1,129/2024**  
Zoning: **R-13**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Acres Range: **5-9.99**  
Frontage: **478.81**  
Lot Dimensions: **478.81 x 1,136**  
Lot Irregularities:  
Lot Shape: **Irregular**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$1,129/2024**

### Remarks/Directions

Public Rmks: **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: **Crow Lake Road to Alf Patterson Road continue onto Oak Bluffs Road. Follow to #572 on the right.**

### Exterior

Property Access: **Municipal Road, Paved Road**  
Area Influences: **Lake/Pond**  
View:  
Topography: **Hilly, Rocky, Wooded/Treed**

Fronting: **North**

### Land Information

Utilities:  
Water Source: **None**  
Well Testing:  
Services: **Cell Service, Electricity Available, Telephone Available**  
Acres Clear:                      Acres Waste:                      Acres Workable:  
Lot Front (Ft): **478.81**      Lot Depth (Ft): **1,136.00**      Lot Size: **9.10 Acres**

Sewer: **None**  
Water Treatment:  
Location: **Rural**

### Property Information

Legal Desc: **See Attached Document**  
Zoning: **R-13**  
Assess Val/Year: **\$113,000/2016**  
PIN: **362380363**  
ROLL: **102903002095210**  
Possession/Date: **Flexible/**

Survey: **None/**  
Hold Over Days:  
Occupant Type:

Deposit: **5,000**

### Brokerage Information

List Date: **07/31/2024**  
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage** 

Source Board: Kingston and Area Real Estate Association  
Prepared By: Tammy Gurr, Broker  
Date Prepared: 08/01/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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