



572 Oak Bluffs Rd **List: \$399,000 For: Sale**
South Frontenac Ontario K0H 2B9
 South Frontenac Frontenac South Frontenac
SPIS: N **Taxes: \$1,129.37/2024** **DOM: 218**

Vacant Land **Front On: N** **Rms:**
Link: **Acre: 5-9.99** **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 **Shoreline:** Deep,Clean
Water Frontage (M): 145.94 **Shoreline Allowance:** None
Water Features: Waterfront-Deeded Access **Alternative Power:** None
Access to Property: Paved Road **Easements/Restrict:** Unknown
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Y

#	Room	Level	Length (ft)	Width (ft)	Description
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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:
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY **Ph:** 613-273-9595