

PRICE
REDUCED

Rare Waterfront
Retreat on Bobs Lake



67 Meadow Lane, Frontenac, ON

A rare opportunity to own a very special property on Bobs Lake.

This property has been in the family for many years and has so much to offer the new owner. The cottage sits on a beautiful and large lot with easy access to deep, clean waterfront. It has a dry boathouse with a winch and rail system, a screened-in gazebo in front of the cottage as well as a 2 car detached garage up the hill behind the cottage. The lot is not one you see often offering fantastic views over the lake with a newly reconstructed retaining wall and prime shoreline. The cottage features 3 bedrooms, 1- 4pc bath and has a classic design with an open concept kitchen, dining and living room area. There is a propane heating unit in the living room area to keep your family and friends warm on those cool nights.

X12020085

\$ \$845,000

3 Bedrooms

1 Bathroom

0.768 Acres

Bobs Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**67 Meadow Lane
Frontenac, ON**

Features	3
Floor Plan	4
Survey	5
Interactive Links	6
MLS Listing	7
Contact Information	8



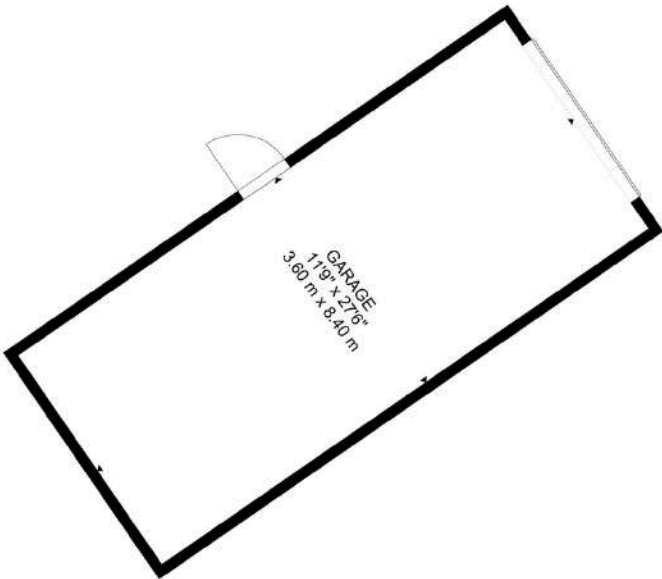
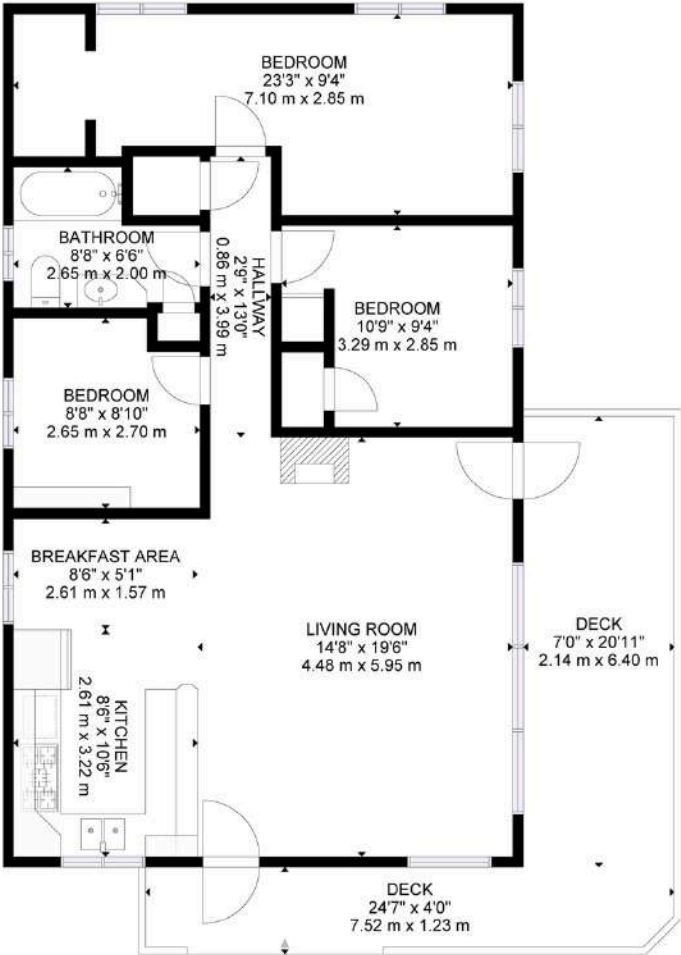
Features

- A rare opportunity to own a very special property on Bobs Lake. This property has been in the family for many years and has so much to offer the new owner.
- The cottage sits on a beautiful and large lot with easy access to deep, clean waterfront. It has a dry boathouse with a winch and rail system, a screened-in gazebo in front of the cottage as well as a 2 car detached garage up the hill behind the cottage.
- The lot is not one you see often offering fantastic views over the lake with a newly reconstructed retaining wall and prime shoreline.
- The cottage features 3 bedrooms, 1- 4pc bath and has a classic design with an open concept kitchen, dining and living room area. There is a propane heating unit in the living room area to keep your family and friends warm on those cool nights.
- There is a large deck that overlooks the lake and an easy pathway down to the boathouse or to the dock. There is a separate, small building with laundry facilities and a freezer.
- If cooking over an open fire is something you would like to do, this property has that covered with an outdoor fireplace down by the boathouse for those memorable summer meals at the cottage.
- The cottage is serviced with a well, a septic system and has easy access just 4.5 km after turning off of Hwy 38.
- Bobs Lake is one of the largest lakes in our area stretching 19 kms long with many islands, bays and inlets to explore, fish and enjoy. Access to Crow Lake is also just up the shoreline through a seasonal channel to the north. This is an amazing property on great waterfront in a stunning Canadian Shield setting.

Directions

- Maple Grove / Meadow Lane

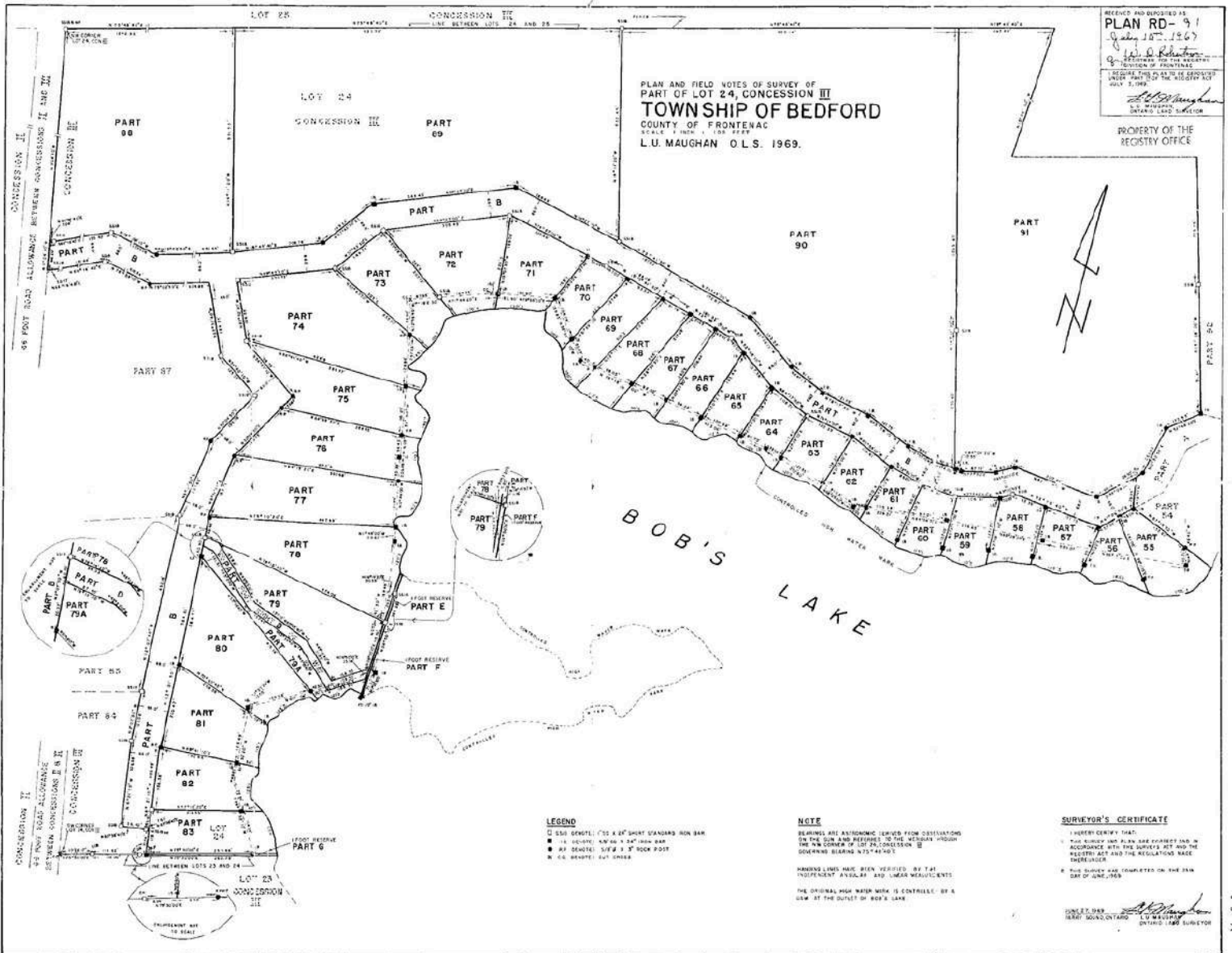
FLOOR PLAN



GROSS INTERNAL AREA
 EXCLUDED AREA: DECK: 241 sq.ft, 22 m², GARAGE: 326 sq.ft, 30 m²
 TOTAL: 913 sq.ft, 85 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



INTERACTIVE LINKS

Virtual Tour



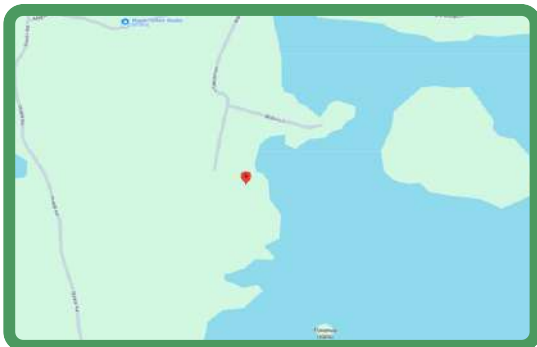
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=7j5skku861L>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/nZynyk71o3A>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/uNCtCTMWMmS9qRa26>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/67MeadowLane/>

MLS LISTING



67 Meadow Lane
Frontenac Ontario K0H 2V0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$1,706.63/2024 **DOM:** 18
List: \$845,000 For: Sale

Detached **Front On:** E **Rms:** 7
Link: N **Acres:** .50-1.99 **Bedrooms:** 3
 Bungalow **Washrooms:** 1
 1x4xMain

Lot: 110 x 235 Feet **Irreg:**
Dir/Cross St: Maple Grove / Meadow Lane

MLS#: X12020085 **PIN#:** 362420348
Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RLSW
Fam Rm: N	Drive: Pvt Double	Cable TV: N
Basement: Crawl Space	Gar/Gar Spcs: Detached / 2	Hydro: Y
Fireplace/Stv: N	Drive Park Spcs: 4	Gas: N
Heat: Forced Air / Propane	Tot Prk Spcs: 6	Phone: A
A/C: None	UFFI: None	Water: Well
Central Vac: N	Pool:	Water Supply: Drilled Well
Apx Age: 51-99	Energy Cert:	Sewer: Septic
Apx Sqft: 700-1100	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr: Direct
POTL:	Prop Feat:	Waterfront: Garden Shed, Other
POTL Mo Fee:	Lake Access, Lake/Pond, Waterfront,	Retirement:
Elevator/Lift:	Waterfront, Wooded/Treed	Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		
Water Body Name: Bobs Lake		

Water Body Type: Lake
Water Frontage (M): 33.52
Topography: Sloping, Terraced, Wooded/Treed
Water Features:
 Boathouse, Dock, Marine Rail, Waterfront-Deeded
Access to Property: Private Docking
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean, Deep, Sandy
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: None
Easements/Restrict: Unknown
Rural Services:
 Cell Services, Electricity Connected, Internet High Speed, Telephone Available
Waterfront Accessory Bldgs: Boat House, Dry Boathouse-Single

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.5	x8.53	Vinyl Floor
2	Dining	Main	8.86	x7.87	Vinyl Floor
3	Living	Main	19.36	x11.81	W/O To Deck
4	Br	Main	8.86	x 8.53	
5	Br	Main	9.19	x 8.2	
6	Br	Main	19.36	x 9.19	
7	Bathroom	Main	8.53	x6.56	4 Pc Bath Vinyl Floor

Client Remks: A rare opportunity to own a very special property on Bobs Lake. This property has been in the family for many years and has so much to offer the new owner. The cottage sits on a beautiful and large lot with easy access to deep, clean waterfront. It has a dry boathouse with a winch and rail system, a screened-in gazebo in front of the cottage as well as a 2 car detached garage up the hill behind the cottage. The lot is not one you see often offering fantastic views over the lake with a newly reconstructed retaining wall and prime shoreline. The cottage features 3 bedrooms, 1- 4pc bath and has a classic design with an open concept kitchen, dining and living room area. There is a propane heating unit in the living room area to keep your family and friends warm on those cool nights. There is a large deck that overlooks the lake and an easy pathway down to the boathouse or to the dock. There is a separate, small building with laundry facilities and a freezer. If cooking over an open fire is something you would like to do, this property has that covered with an outdoor fireplace down by the boathouse for those memorable summer meals at the cottage. The cottage is serviced with a well, a septic system and has easy access just 4.5 km after turning off of Hwy 38. Bobs Lake is one of the largest lakes in our area stretching 19 kms long with many islands, bays and inlets to explore, fish and enjoy. Access to Crow Lake is also just up the shoreline through a seasonal channel to the north. This is an amazing property on great waterfront in a stunning Canadian Shield setting.

Extras:
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!