



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

Detached **Front On: E** **Rms: 7**
Link: N **Acre: .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:	Water: Well
Central Vac: N	Pool: None	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:
POTL:	Prop Feat: Lake Access, Lake/Pond, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
POTL Mo Fee:		Retirement: Garden Shed, Other
Elevator/Lift:		
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Name: Bobs Lake **Shoreline:** Clean,Deep,Sandy
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 33.52 **Shoreline Exp:** E
Topography: Sloping,Terraced,Wooded/Treed **Alternative Power:** None
Water Features: **Easements/Restrict:** Unknown
 Boathouse,Dock,Marine Rail,Waterfront-Deeded **Rural Services:**
Access to Property: Private Docking Cell Services,Electricity Connected,Internet High Speed,Telephone Available
Docking Type: Private **Waterfront Accessory Bldgs:** Boat House,Dry Boathouse-Single
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.5	x 8.53	Vinyl Floor
2	Dining	Main	8.86	x 7.87	Vinyl Floor
3	Living	Main	19.36	x 11.81	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	x 6.56	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