



Frontenac Park-Facing Devil Lake Retreat

72 Dragonfly Lane, Devil Lake, ON

X12550770

\$ \$439,000

2 Bedrooms

1 Bathroom

1 Acre

Devil Lake

Affordable Devil Lake cottage!

This 4-season cottage sits next to the waterfront with only a few steps down to the dock. Across the lake is an island and then the shores of Frontenac Provincial Park. The property includes an acre of land and offers a relaxing retreat on the lake. The cottage has two bedrooms and a small office that could be used as a third bedroom if needed. Approaching the cottage from the laneway, you will find yourself in a convenient mudroom before entering inside the main part of the cottage. A full 3-pc bathroom is down the hall and a small living room area is located down a couple of steps at the front overlooking the lake. The cottage has a lakeside deck and a screened-in porch under this area. The cottage is serviced by a lake water system and a full septic system and is heated with a forced air propane furnace.

Your Total Real Estate Package!

Tammy & Heath Gurr

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Devil Lake, ON**

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Listing Description

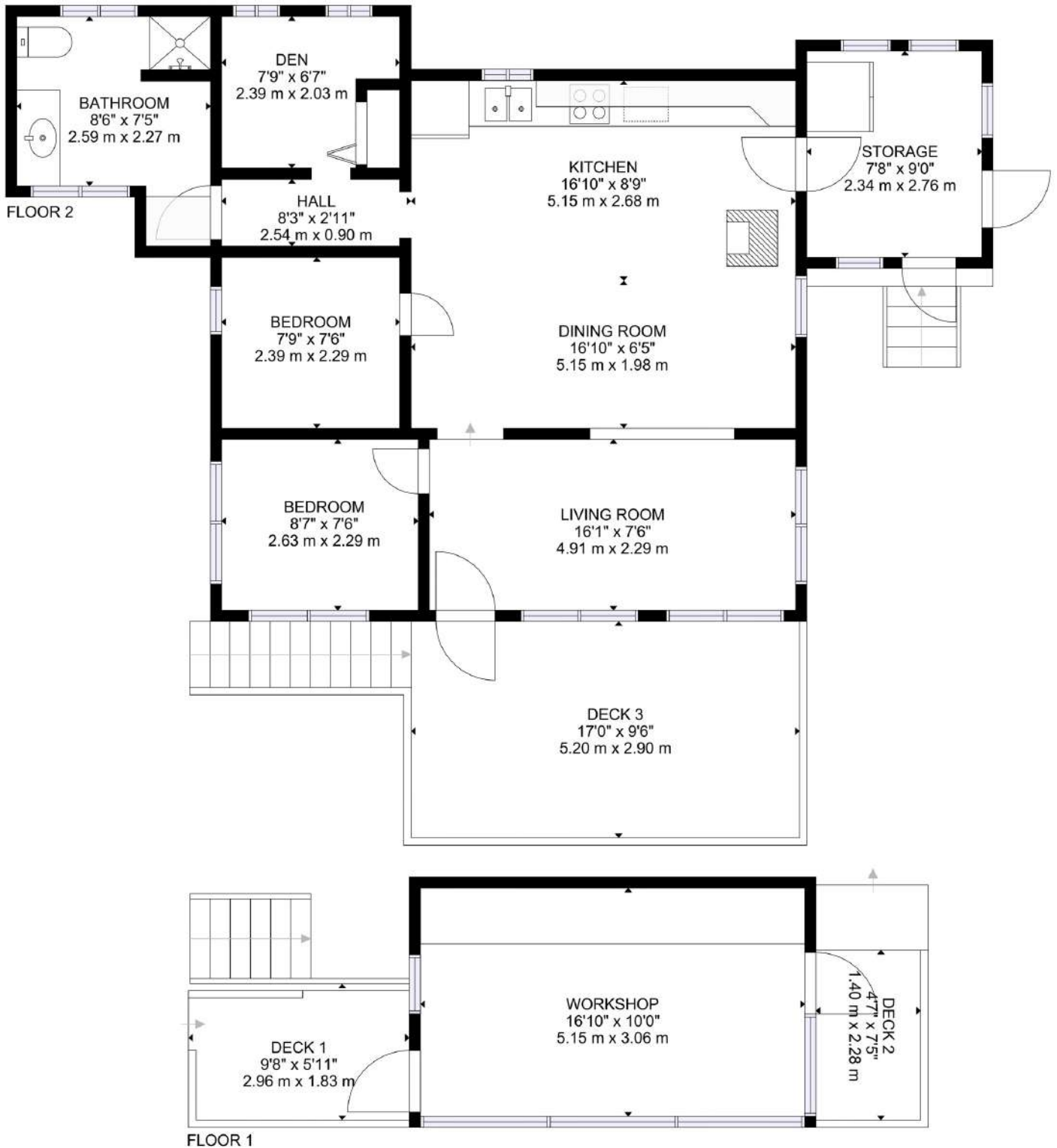
Affordable Devil Lake cottage!

- This 4-season cottage sits next to the waterfront with only a few steps down to the dock.
- Across the lake is an island and then the shores of Frontenac Provincial Park. The property includes an acre of land and offers a relaxing retreat on the lake.
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- The cottage has a lakeside deck and a screened-in porch under this area. The cottage is serviced by a lake water system and a full septic system and is heated with a forced air propane furnace.
- Devil Lake is a deep, clean lake on the Canadian Shield with much of its shoreline belonging to Frontenac Provincial Park. Located just 20 minutes from Westport with easy year-round access.

Directions

Devil Lake Road to West Devil Lake Lane, right on Dragonfly Lane, follow to #72

FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR 1: 169 sq.ft, 16 m², FLOOR 2: 759 sq.ft, 70 m²
 EXCLUDED AREA: DECK 1: 53 sq.ft, 5 m², DECK 2: 34 sq.ft, 3 m², DECK 3: 162 sq.ft, 15 m²
 TOTAL: 928 sq.ft, 86 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

MORE INFORMATION & AERIAL IMAGES

Property Updates & Associated Costs

Recent Major Improvements:

- Roof: Completely re-shingled 3 years ago.
- Heating System: A new forced-air propane furnace and ductwork were installed 4 years ago.
- Hot Water Heater: A new electric hot water heater was installed 2 years ago.

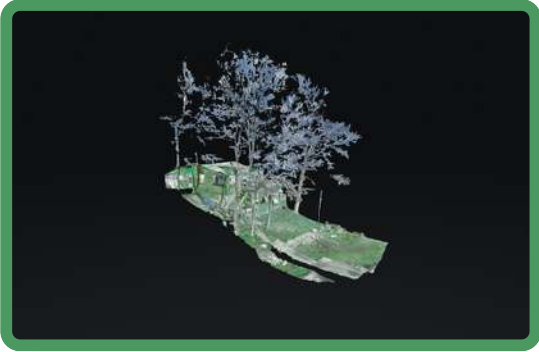
Annual Cost Overview:

Property Taxes	Hydro	Insurance	Road Maintenance Fee	Snow Plowing
\$2,331.79	\$1,949.81 (Based on 2024 usage.)	\$2,473.35	\$265.00 (Base annual fee.)	\$300 - \$600 (Optional; cost varies based on usage and participation.)



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=a8LJmjzdPuB>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/vp1GCOfHSFY>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/LgVJSu5yEF7ChdQK6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/72DragonflyLane/>

MLS LISTING



72 Dragonfly Lane
Frontenac Ontario K0H 2L0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$2,331.79/2025** **DOM: 0**

Other Link: Bungalow
Front On: W
Acre: .50-1.99
Rms: 7
Bedrooms: 2
Washrooms: 1
 1x3xMain

Lot: 75 x 226 Feet Irreg:
Dir/Cross St: Dragonfly Lane / West Devil Lake Lane
Directions: Devil Lake Road to West Devil Lake Lane, right on Dragonfly Lane, follow to #72

MLS#: X12550770 **PIN#:** 362490076

Possession Remarks: TBD

Legal: PT LT 8 CON 10 BEDFORD AS IN FR567117; T/W FR567117; S/T INTEREST IN FR567117; SOUTH FRONTENAC

Kitchens: 1
Fam Rm: N
Basement: Crawl Space / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: None
Central Vac: N
Apx Age: 51-99
Year Built: 1961
Yr Built Source: MPAC
Apx Sqft: 700-1100
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block, Wood, Wood
Frame, Piers
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Wood
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: None⁴
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove, Lake Access, Park, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Privacy, Porch Enclosed, Year Round Living
Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Other
Water Supply Type: Lake/River
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement: Propane Tank
Under Contract:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct:
Survey Type: None

Water Body Name: Devil Lake
Water Body Type: Lake
Water Frontage (M): 22.8
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Waterfront-Deeded
Access to Property: Year Round Private Road
Docking Type: None
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Mixed, Rocky
Shoreline Allowance: None
Shoreline Exp: SE
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.86	x7.55	Concrete Floor
2	Kitchen	Main	16.73	x15.09	Vinyl Floor
3	Living	Main	16.08	x7.55	W/O To Deck Wood Floor
4	Prim Bdrm	Main	8.53	x7.55	Laminate
5	2nd Br	Main	7.87	x7.22	Laminate
6	Office	Main	7.87	x6.56	Vinyl Floor
7	Bathroom	Main	8.53	x7.55	3 Pc Bath Tile Floor

Client Remks: Affordable Devil Lake cottage! This 4-season cottage sits next to the waterfront with only a few steps down to the dock. Across the lake is an island and then the shores of Frontenac Provincial Park. The property includes an acre of land and offers a relaxing retreat on the lake. The cottage has two bedrooms and a small office that could be used as a third bedroom if needed. Approaching the cottage from the lane way, you will find yourself in a convenient mudroom before entering inside the main part of the cottage. A full 3-pc bathroom is down the hall and a small living room area is located down a couple of steps at the front overlooking the lake. The cottage has a lakeside deck and a screened-in porch under this area. The cottage is serviced by a lake water system and a full septic system and is heated with a forced air propane furnace. Devil Lake is a deep, clean lake on the Canadian Shield with much of its shoreline belonging to Frontenac Provincial Park. Located just 20 minutes from Westport with easy year-round access.

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



Questions? Contact us:

Tammy & Heath Gurr

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