



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

Other **Front On: W** **Rms: 7**
Link: Acre: .50-1.99 Bedrooms: 2
 Bungalow **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: 4 UFFI: Pool: None 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: Under Contract: Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: None
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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	x 7.55	Concrete Floor
2	Kitchen	Main	16.73	x 15.09	Vinyl Floor
3	Living	Main	16.08	x 7.55	W/O To Deck Combined W/Dining Wood Floor
4	Prim Bdrm	Main	8.53	x 7.55	Laminate
5	2nd Br	Main	7.87	x 7.22	Laminate
6	Office	Main	7.87	x 6.56	Vinyl Floor
7	Bathroom	Main	8.53	x 7.55	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