



75 Grouse Lane **List: \$420,000 For: Sale**
South Frontenac Ontario K0H 1T0
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SPIS: N **Taxes: \$1,749/2024** **DOM: 1**
 Cottage **Front On: S** **Rms: 7**
Link: **Acre:** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
 1x4xMain
Lot: 200 x 165 Feet Irreg:
Dir/Cross St: Devil Lake Road to Kingsford Lake Road, right on Grouse Lane to #75

MLS#: X11887497 **PIN#: 362500072**
Possession Remarks: TBD

Kitchens: 1	Exterior: Stone / Wood	Zoning: RLSW
Fam Rm: N	Drive: Lane	Cable TV: N
Basement: Crawl Space / Unfinished	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: N
Heat: Other / Wood	Tot Prk Spcs: 3	Phone: A
A/C: None	UFFI:	Water: Other
Central Vac:	Pool: None	Water Supply: Lake/River
Apx Age:	Energy Cert:	Sewer: Other
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Clear View, Fireplace/Stove, Lake Access,	Retirement:
Elevator/Lift:	Waterfront, Waterfront, Wooded/Treed	Oth Struct: Garden Shed
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Frontage (M): 60.96 **Shoreline:** Natural
Topography: Hillside,Level,Rocky,Wooded/Treed **Shoreline Allowance:** None
Water Features: Dock **Shoreline Exp:** S
Access to Property: Private Road **Alternative Power:** None
Docking Type: Private **Easements/Restrict:** Unknown
Water View: Direct **Rural Services:** Electrical
WaterfrontYN: Y **Waterfront Accessory Bldgs:** Not Applicable
Waterfront: Direct **Water Delivery Features:** Heatd Waterlne

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x 7.55	Laminate
2	Bathroom	Main	11.81	x 6.56	4 Pc Bath Laminate Combined W/Laundry
3	2nd Br	Main	8.86	x 7.22	Laminate
4	Kitchen	Main	15.42	x 11.81	Laminate
5	Dining	Main	13.45	x 9.51	Laminate
6	Living	Main	23.29	x 11.48	Laminate
7	Prim Bdrm	Main	10.83	x 8.86	Laminate

Client Remks: Rustic cottage on beautiful Kingsford Lake in South Frontenac. This cozy lakeside retreat is ready for a new owner to improve and update the cottage and create a peaceful and serene getaway. The property includes over an acre of land and 200 ft of natural water frontage. There is easy access to the water and southerly views over the lake. The cottage has 2 bedrooms and 1 bathroom and is serviced by a lake water system. The cottage is being sold as is. Frontenac Provincial Park is located directly across from the cottage and encompasses much of the land bordering the eastern shoreline of the lake. Great location at just 20 minutes southwest of the Village of Westport.

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