



<b>75 Grouse Lane</b>		<b>List: \$379,000 For: Sale</b>					
<b>Frontenac Ontario K0H 1T0</b>							
Frontenac 47 - Frontenac South Frontenac							
<b>SPIS:</b> N		<b>Taxes:</b> \$1,749/2024					
<b>DOM:</b> 169							
Detached		<b>Front On:</b> S	<b>Rms:</b> 7				
<b>Link:</b> N		<b>Acre:</b>	<b>Bedrooms:</b> 2				
Bungalow			<b>Washrooms:</b> 1				
1x4xMain							
<b>Lot:</b> 200 x 165 Feet Irreg:							
<b>Dir/Cross St:</b> Devil Lake Road to Kingsford Lake Road, right on Grouse Lane to #75							
<b>MLS#:</b> X11887497 <b>PIN#:</b> 362500072							
<b>Possession Remarks:</b> TBD							
<b>Kitchens:</b> 1		<b>Exterior:</b> Stone / Wood	<b>Zoning:</b> RLSW				
<b>Fam Rm:</b> N		<b>Drive:</b> Lane	<b>Cable TV:</b> N				
<b>Basement:</b> Crawl Space / Unfinished		<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y				
<b>Fireplace/Stv:</b> Y		<b>Drive Park Spcs:</b> 3	<b>Gas:</b> N				
<b>Heat:</b> Other / Wood		<b>Tot Prk Spcs:</b> 3	<b>Phone:</b> A				
<b>A/C:</b> None		<b>UFFI:</b>	<b>Water:</b> Other				
<b>Central Vac:</b> N		<b>Pool:</b> None	<b>Water Supply:</b> Lake/River				
<b>Apx Age:</b>		<b>Energy Cert:</b>	<b>Sewer:</b> Other				
<b>Apx Sqft:</b> 700-1100		<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown				
<b>Assessment:</b>		<b>GreenPIS:</b>	<b>Farm/Agr:</b>				
<b>POTL:</b>		<b>Prop Feat:</b>	<b>Waterfront:</b> Direct				
<b>POTL Mo Fee:</b>		Clear View, Fireplace/Stove, Lake Access,	<b>Retirement:</b>				
<b>Elevator/Lift:</b>		Waterfront, Waterfront, Wooded/Treed	<b>Oth Struct:</b> Garden Shed				
<b>Laundry Lev:</b> Main							
<b>Phys Hdcap-Eqp:</b>							
<b>Water Frontage (M):</b> 60.96		<b>Shoreline:</b> Natural					
<b>Topography:</b> Hillside,Level,Rocky,Wooded/Treed		<b>Shoreline Allowance:</b> None					
<b>Water Features:</b> Dock		<b>Shoreline Exp:</b> S					
<b>Access to Property:</b> Private Road		<b>Alternative Power:</b> None					
<b>Docking Type:</b> Private		<b>Easements/Restrict:</b> Unknown					
<b>Water View:</b> Direct		<b>Rural Services:</b>					
<b>WaterfrontYN:</b> Y		Cell Services,Electricity Connected,Telephone Available					
<b>Waterfront:</b> Direct		<b>Waterfront Accessory Bldgs:</b> Not Applicable					
<b>Water Delivery Features:</b> Heatd Waterlne							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
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		
<b>Client Remks:</b> 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.							
<b>Extras:</b>							
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595							