



75 Grouse Lane
Frontenac Ontario K0H 1T0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$1,749/2024 **DOM:** 278

List: \$349,000 For: Sale

Detached
Link: N
Bungalow

Front On: S
Acre:

Rms: 7
Bedrooms: 2
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 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete Block,Piers,Post & Pad Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Stone / Wood Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Lane,Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Clear View, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing,Privacy,Seasonal Living Interior Feat: Carpet Free,Primary Bedroom - Main Floor,Water Heater Owned	Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply Type: Lake/River Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Sale Price: No Oth Struct: Garden Shed
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Water Body Type: Lake
Water Frontage (M): 60.96
Topography: Hillside,Level,Rocky,Wooded/Treed
Water Features: Dock
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Natural
Shoreline Allowance: None
Shoreline Exp: S
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services,Electricity Connected,Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Heatd WaterIne

#	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.

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