







*Your Lakeside Escape  
Awaits on Kingsford Lake*



## 75 Grouse Lane, South Frontenac, ON

-  # X11887497
-  \$ \$420,000
-  2 Bedrooms
-  1 Bathroom
-  Lot: 200 x 165 Ft
-  Kingsford Lake

**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 waterfrontage. 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.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.





# *Table of Contents*

**75 Grouse Lane  
South Frontenac, ON**

<b>Features</b>	<b>3</b>
<b>Floor Plan</b>	<b>4</b>
<b>Survey &amp; Aerial Images</b>	<b>5</b>
<b>Interactive Links</b>	<b>6</b>
<b>MLS Listing</b>	<b>7</b>
<b>Contact Information</b>	<b>8</b>





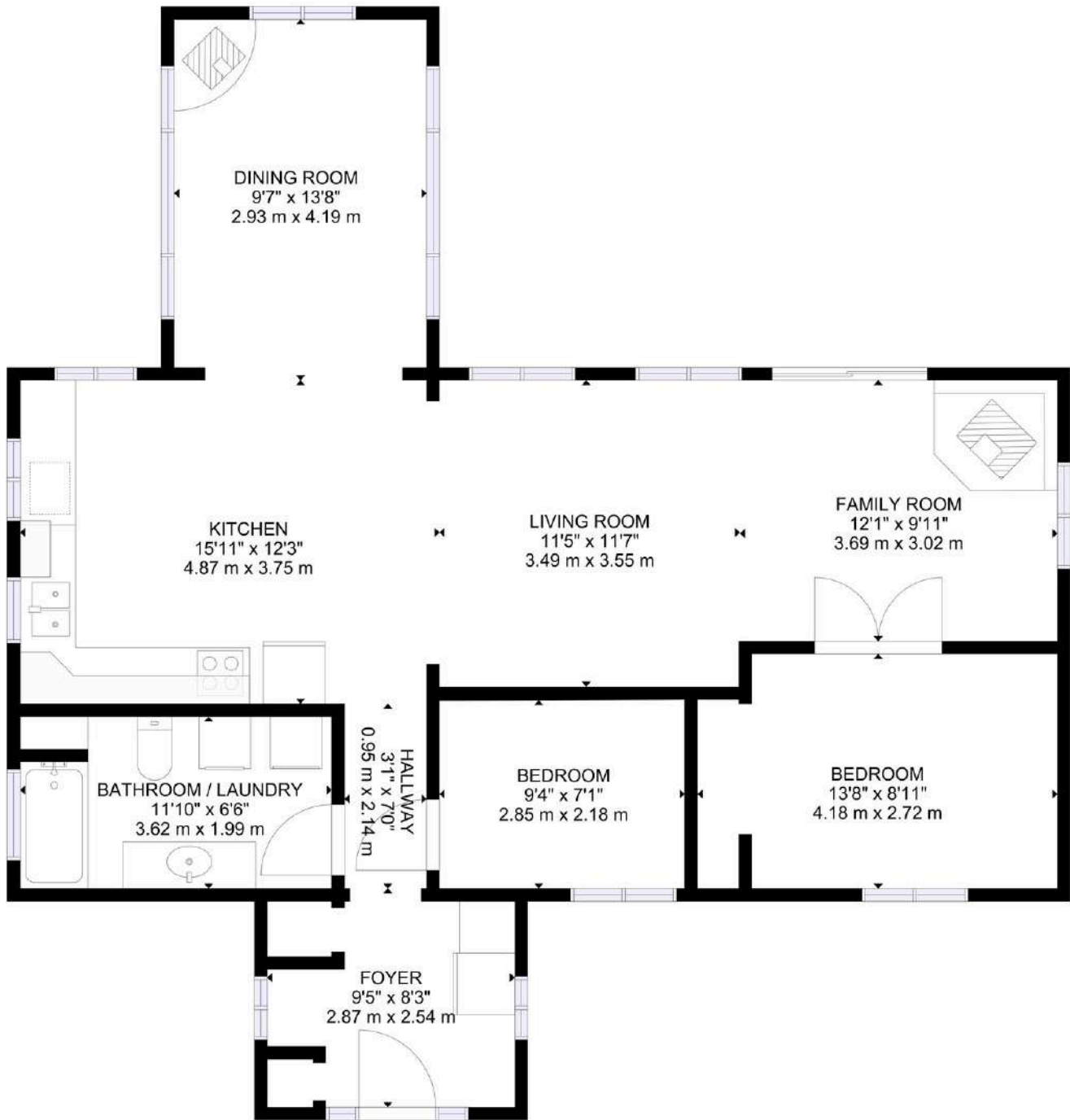
## Features

- 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 waterfrontage. 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.

## Directions

- Devil Lake Road to Kingsford Lake Road, right on Grouse Lane to #75

# FLOOR PLAN

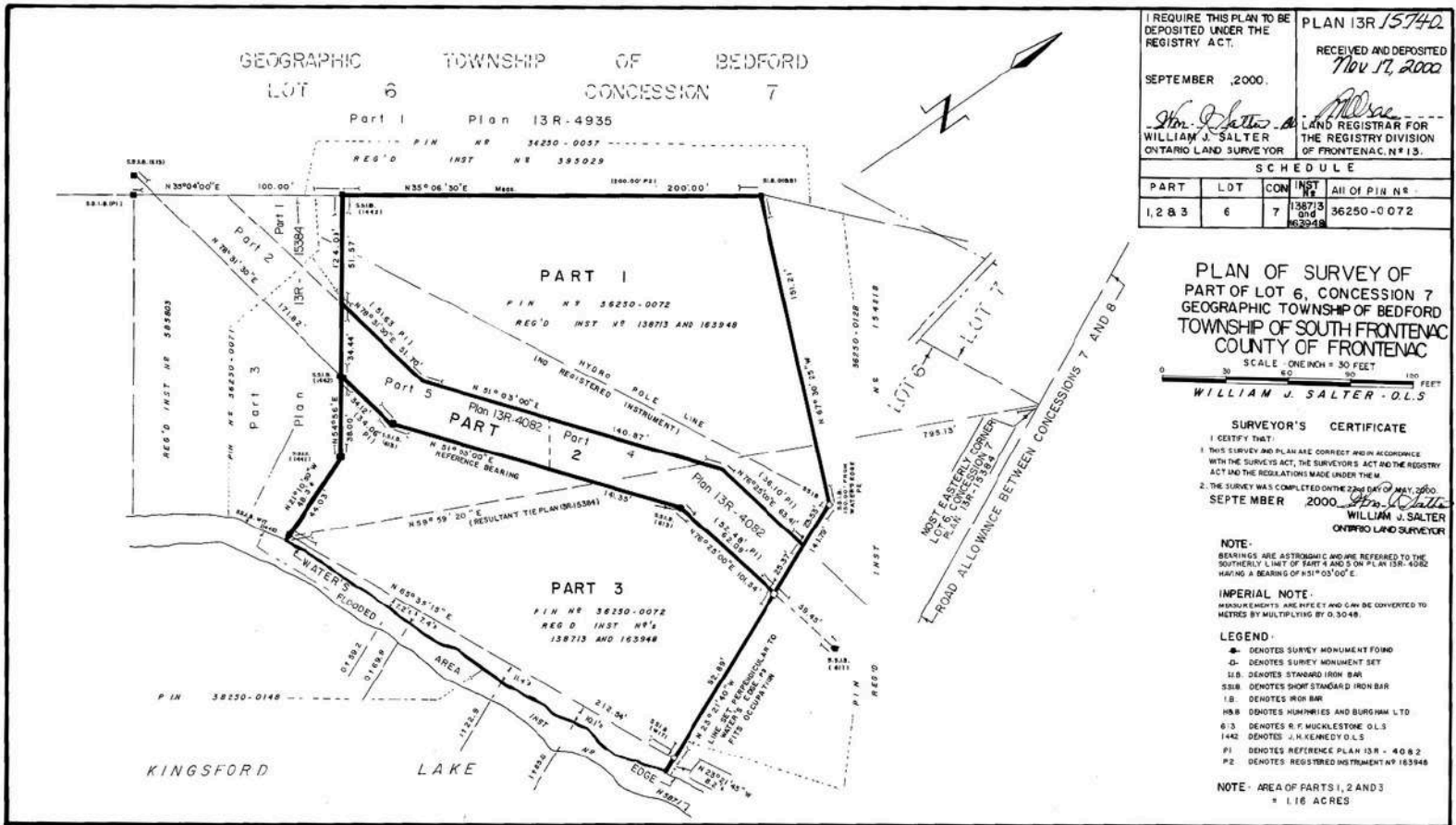


GROSS INTERNAL AREA  
TOTAL: 974 sq.ft, 90 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

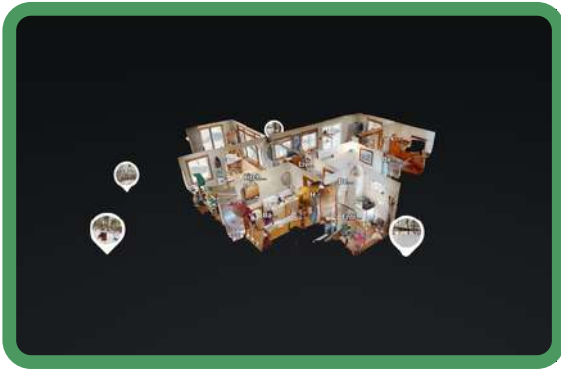


# SURVEY



# INTERACTIVE LINKS

## Virtual Tour



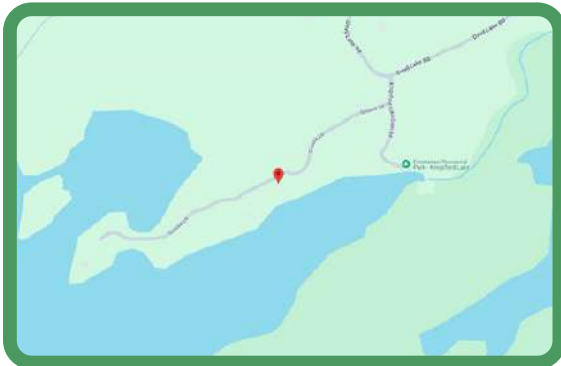
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=DQ1BhMrx22T>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/W2WofVUXdDY>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/iKvSXdHxCuyTCXhr5>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/75GrouseLane/>




# MLS LISTING

Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

Printed on 12/10/2024 9:10:52 AM

	<b>75 Grouse Lane</b>		<b>List: \$420,000 For: Sale</b>		
	<b>South Frontenac Ontario K0H 1T0</b>				
	South Frontenac Frontenac South Frontenac <b>SPIS: N Taxes: \$1,749/2024 DOM: 1</b>				
Cottage	<b>Front On: S</b>	<b>Rms: 7</b>			
<b>Link:</b>	<b>Acre:</b>	<b>Bedrooms: 2</b>			
Bungalow		<b>Washrooms: 1</b>			
		1x4xMain			
<b>Lot: 200 x 165 Feet Irreg:</b>					
<b>Dir/Cross St:</b> Devil Lake Road to Kingsford Lake Road, right on Grouse Lane to #75					
<b>MLS#: X11887497 PIN#: 362500072</b>					
<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>	<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>	<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> Electrical				
<b>WaterfrontYN:</b> Y	<b>Waterfront Accessory Bldgs:</b> Not Applicable				
<b>Waterfront:</b> Direct	<b>Water Delivery Features:</b> Heatd WaterIne				
<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					



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*