

*Your Lakeside Escape
Awaits on Kingsford Lake*



75 Grouse Lane, South Frontenac, ON

- # X11887497
- \$ \$399,000
- 2 Bedrooms
- 1 Bathroom
- 1.162 Acres
- 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



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(613) 273-9595



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South Frontenac, ON**

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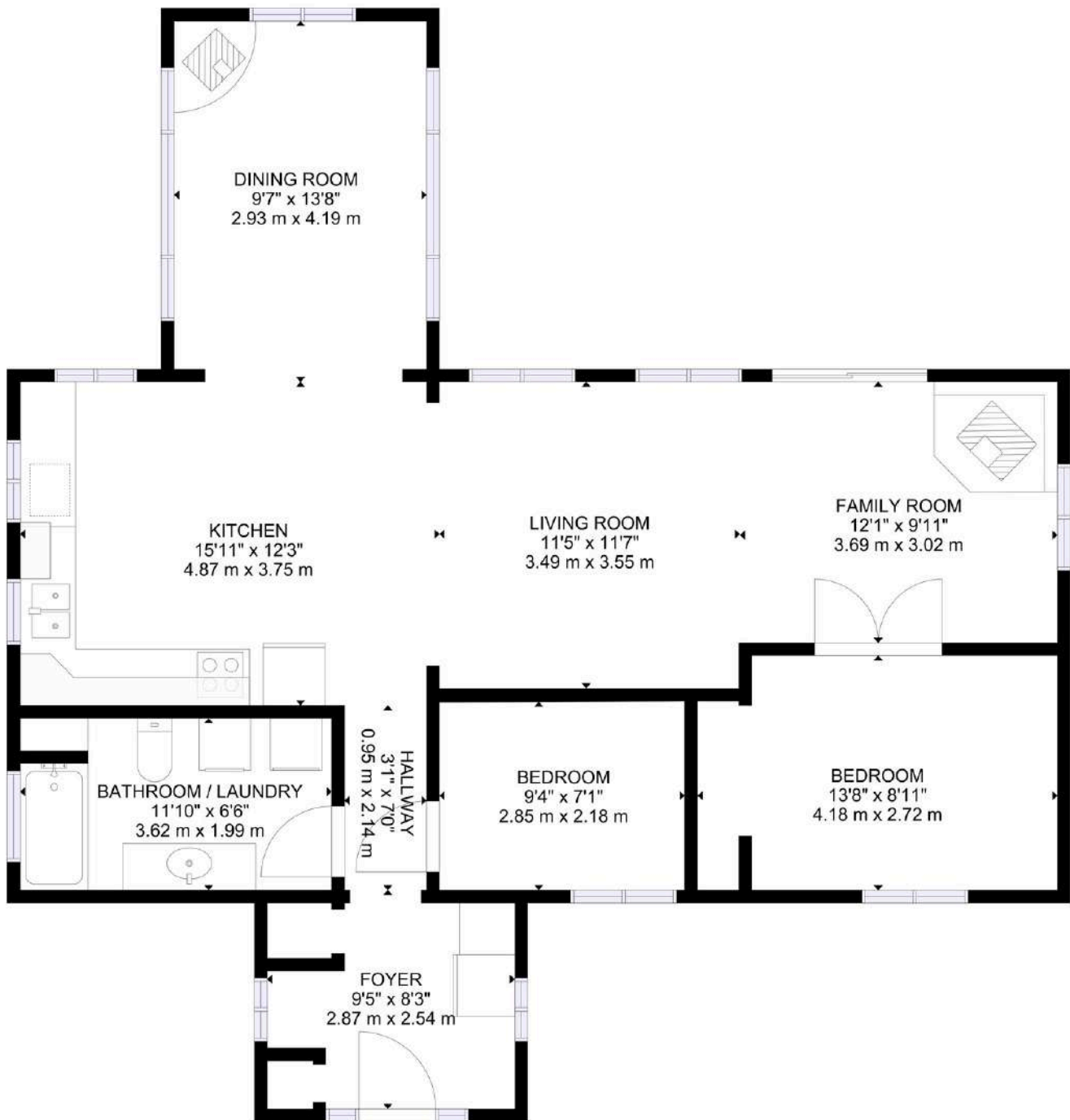
Features

- 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 m²

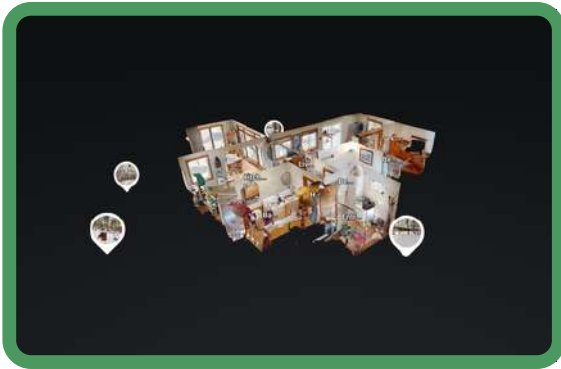
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GEOGRAPHIC LOT 6 TOWNSHIP OF BEDFORD CONCESSION 7



INTERACTIVE LINKS

Virtual Tour



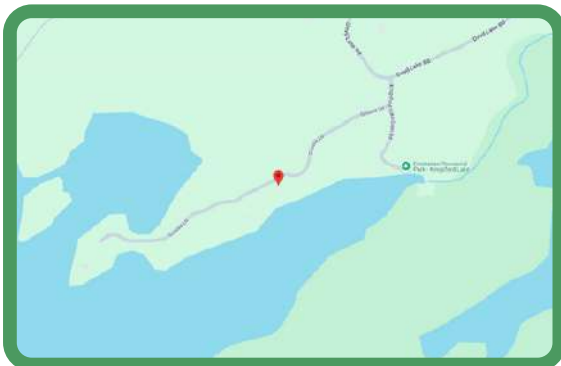
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=DQ1BhMrx22T>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/I37bPKeC8Gk>

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



| | | | | | |
|--|--|----------------------------|------------------------------------|---------------------|--|
| 75 Grouse Lane | | | List: \$399,00.00 For: Sale | | |
| South Frontenac Ontario K0H 1T0 | | | | | |
| South Frontenac Frontenac South Frontenac | | | | | |
| 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 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: | Exterior: Stone / Wood Drive: Lane Gar/Gar Spcs: None / 0 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 | Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Garden Shed |
|---|---|--|

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: Electrical

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.

Extras:

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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