

*Your Lakeside Escape
Awaits on Kingsford Lake*

**PRICE
REDUCED**



75 Grouse Lane, South Frontenac, ON

X11887497

\$ \$349,000

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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South Frontenac, ON**

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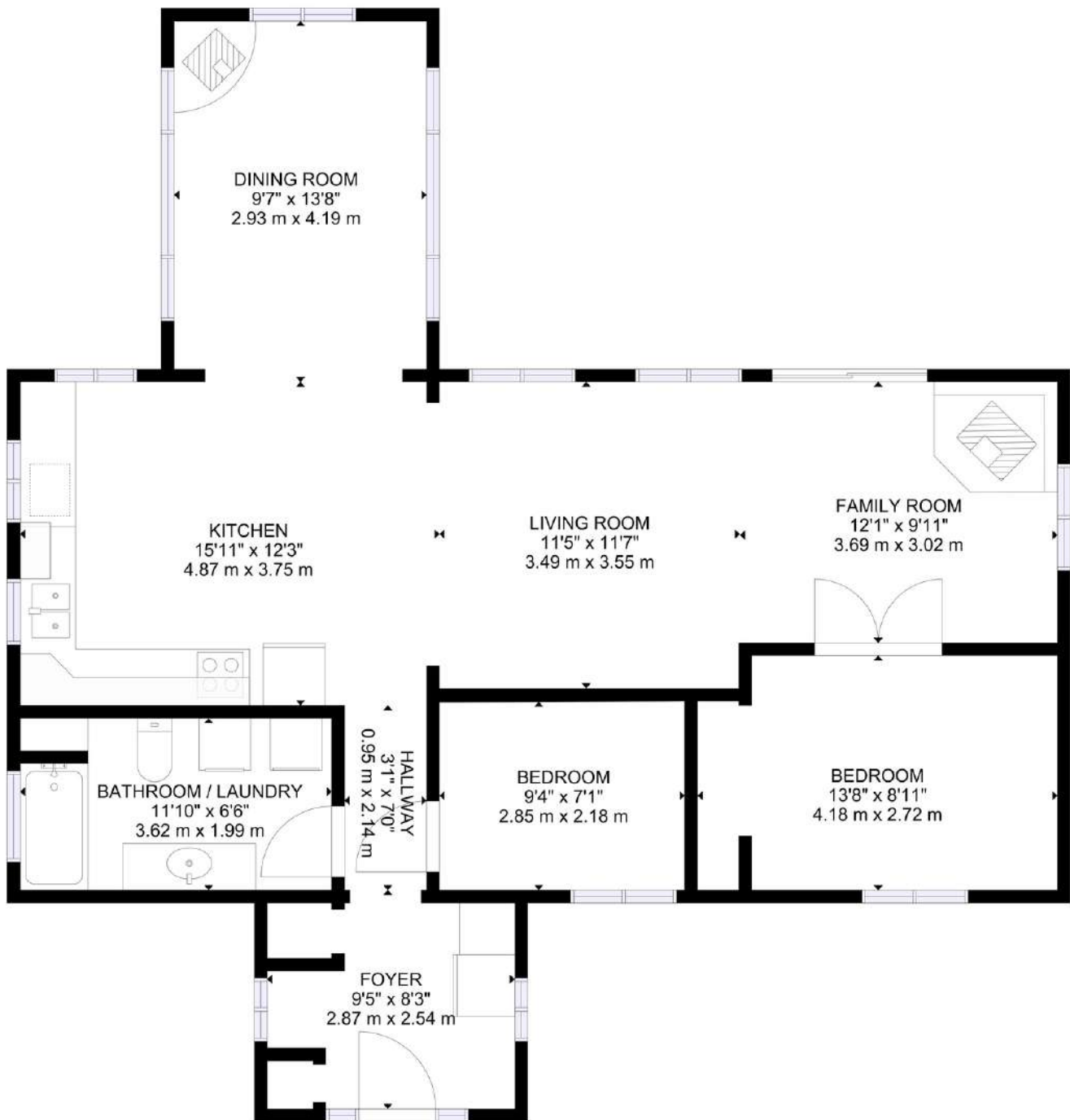
Features

- 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

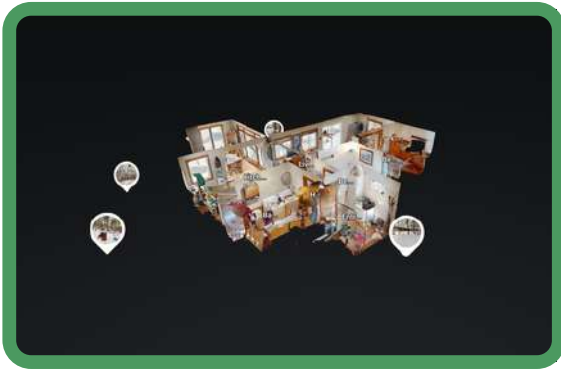
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GEOGRAPHIC LOT 6 TOWNSHIP OF BEDFORD CONCESSION 7



INTERACTIVE LINKS

Virtual Tour



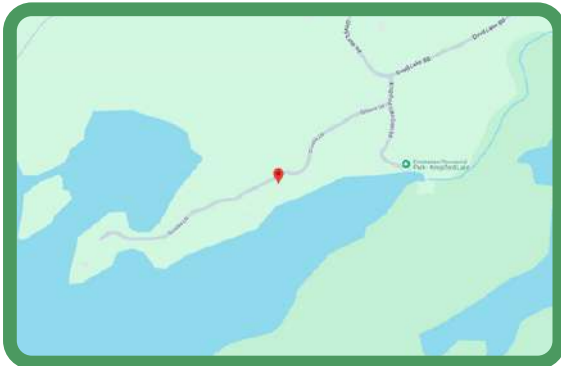
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=DQ1BhMrx22T>

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: \$349,000 For: Sale**

Frontenac Ontario K0H 1T0

Frontenac 47 - Frontenac South Frontenac

SPIS: N

Taxes: \$1,749/2024

DOM: 169

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: 700-1100
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 None
UFFI:
Pool:
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: Direct
Waterfront: Garden Shed
Retirement:
Oth Struct:

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	x6.56	4 Pc Bath
3	2nd Br	Main	8.86	x7.22	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	x8.86	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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