

	<b>763 McAndrews Rd</b> <b>Frontenac Ontario K0G 1X0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS:</b> N <b>Taxes:</b> \$632.17/2025 <b>DOM:</b> 0				<b>List: \$239,000 For: Sale</b>		
	Other <b>Link:</b> 1 1/2 Storey		<b>Front On:</b> E <b>Acre:</b> 50-99.99		<b>Rms:</b> 3 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x3xMain		
	<b>Lot:</b> 1950 x 610 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> McAndrews Road / County Road 10 <b>Directions:</b> County Road 10 to McAndrews Road West. Follow to sign.						
	<b>MLS#:</b> X12375571 <b>PIN#:</b> 362470069 <b>Possession Remarks:</b> TBD						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Crawl Space <b>Fireplace/Stv:</b> Y <b>Heat:</b> Other / Wood <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1978 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> < 700 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Metal <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Log <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 5 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, School Bus Route, Wooded/Treed <b>Exterior Feat:</b> Deck, Privacy, Porch, Seasonal Living <b>Interior Feat:</b> None <b>Security Feat:</b> None		<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> N <b>Gas:</b> N <b>Phone:</b> N <b>Water:</b> Other <b>Water Supply</b> Cistern <b>Type:</b> <b>Sewer:</b> Other <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Garden Shed <b>Survey Type:</b> None			
<b>Topography:</b> Rocky, Rolling, Wooded/Treed <b>Rural Services:</b> Cell Services <b>Waterfront:</b> None							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Kitchen	Main	19.03	x 12.8	Vinyl Floor	Combined W/Living    Broadloom	
2	Prim Bdrm	2nd	19.03	x 12.8	Wood Floor		
3	Bathroom	Main	6.56	x 4.92	3 Pc Bath		
<b>Client Remks:</b> Cabin in the woods! Nestled in a mature forest with 55 acres of land, sits this private, cozy 1.5 story log cabin. This property is a perfect get-away for relaxation and privacy or possibly a hunt camp. The cabin is located just a short distance off McAndrews Road, approximately 6 km south of the Village of Westport for easy access to all the amenities you will need as well as shopping, dining and entertainment. There is a basic solar system in place, a composting toilet and a rainwater catchment system. The land is mostly treed but does have some wetland areas, rocky hills and plenty of wildlife. Old trails run through the property that can offer the owner great hiking to enjoy the scenery and nature. The floor plan in the cabin is simple with a main floor kitchen area with propane appliances and attached living room with a wood stove. The upper level has a spacious bunk room that can accommodate a few beds. The main level has a large, covered screened porch that is the perfect area to sit and enjoy a coffee or a meal. Access to the 3pc bathroom is from this screened-in area. This property is just waiting for a new owner to update and enjoy! <b>Inclusions:</b> All Contents							
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595							