

PRICE
REDUCED



PT Lots 12 & 13 Devil Lake Road, South Frontenac, ON

Vacant land that will immerse you in nature!

This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings. There is a laneway in place as well as a deep, drilled well with plenty of water. The property is located directly across the road from Little Christie Lake and is in the heart of lake country. Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake. The location is private and peaceful on the east side of Devil Lake Road. All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

X9413105

\$ \$169,900

4.98 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



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South Frontenac, ON**

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Features

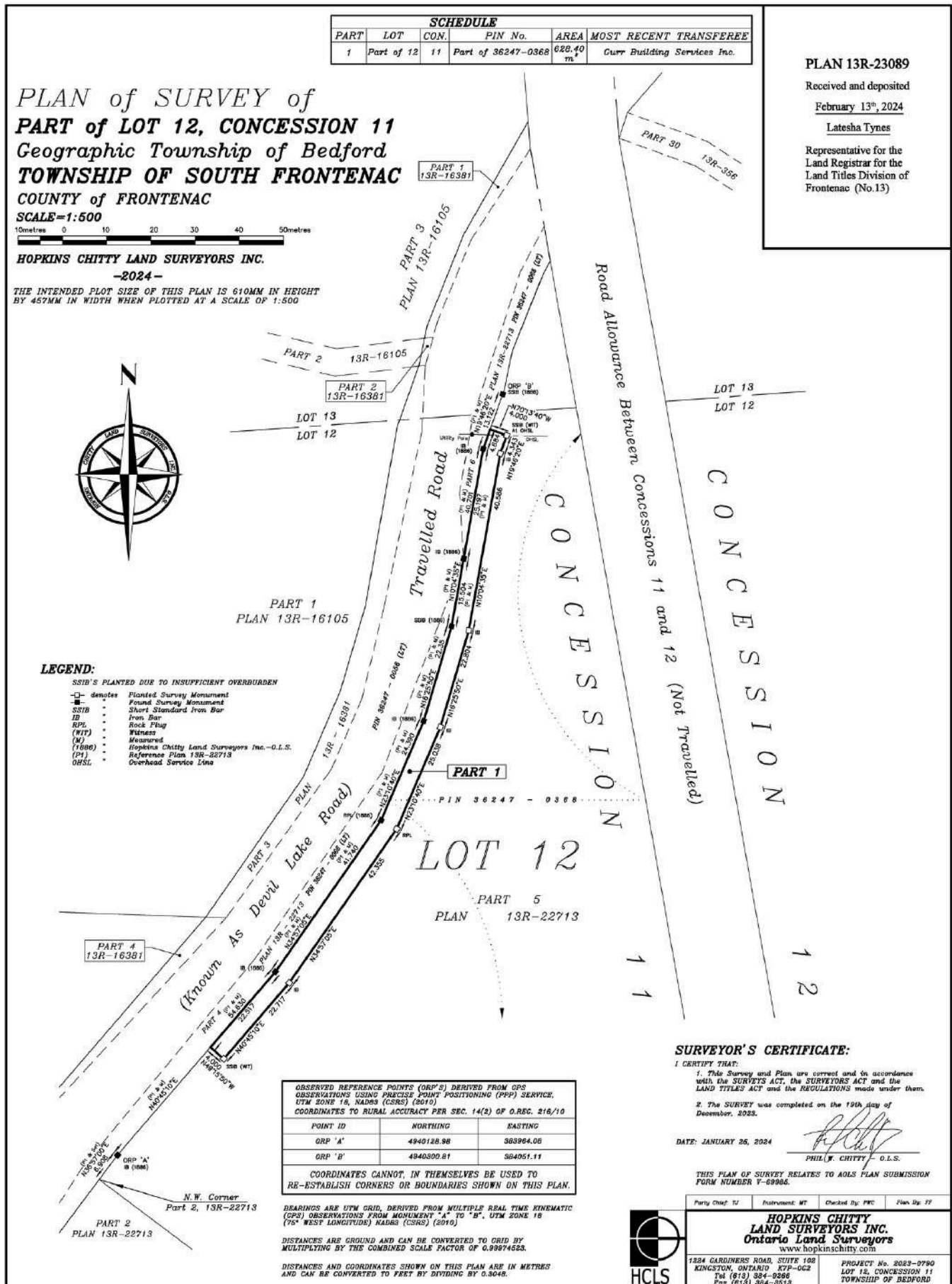
- Vacant land that will immerse you in nature!
- This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings.
- There is a laneway in place as well as a deep, drilled well with plenty of water.
- The property is located directly across the road from Little Christie Lake and is in the heart of lake country.
- Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake.
- The location is private and peaceful on the east side of Devil Lake Road.
- All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

Directions

- Perth Road or Bedford Road to Devil Lake Road. Follow to sign.



SURVEY



AERIAL IMAGES



WELL RECORD 1/2

Ontario Ministry of the Environment, Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below)
Tag#: A349808

Well Record
Regulation 903 Ontario Water Resources Act
Page 1 of 1

Measurements recorded in: ☐ Metric ☒ Imperial

Well Owner's Information
First Name: GUERRE Last Name/Organization: BUILDING SERVICES
Mailing Address: [REDACTED] E-mail Address: [REDACTED] ☐ Well Constructed by Well Owner

We [REDACTED]
Address of Well Location (Street Number/Name): [REDACTED] Township: BEDFORD Lot: 12 Concession: 11
County/District/Municipality: FRONTENAC City/Town/Village: SOUTH FRONTENAC Province: Ontario Postal Code: [REDACTED]
UTM Coordinates Zone, Easting: NAD 83 18 384 033 Northing: 1111111111 Municipal Plan and Sublot Number: [REDACTED] Other: NORTH LOT

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To
BROWN	SAND			0' 2'6"
GREY/RED	GRANITE			2'6" 39'
GREY	GRANITE			39' 250'
RED	GRANITE			250' 325'

Annular Space

Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
20 0	CEMENT	7 FT 3

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used
☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering
☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Boring ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning
☒ Air percussion ☐ Industrial ☐ Other, specify

Well Use

☐ Water Supply ☐ Replacement Well ☐ Test Hole ☐ Recharge Well ☐ Dewatering Well ☐ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To
6 1/4"	STEEL	18mm + 2"	20'
6"	OPEN HOLE		20' 325'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To

Water Details

Water found at Depth: 250' (m/ft) ☐ Gas ☐ Fresh ☐ Unfiltered ☐ Other, specify

Water found at Depth: (m/ft) ☐ Gas ☐ Fresh ☐ Unfiltered ☐ Other, specify

Water found at Depth: (m/ft) ☐ Gas ☐ Fresh ☐ Unfiltered ☐ Other, specify

Hole Diameter

Depth (m/ft) From To	Diameter (cm/in)
0' 20'	10"
20' 325'	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: KNOX WELL DRILLING LTD. Well Contractor's Licence No.: 312102
Business Address (Street Number/Name): 380 PEARCE RD Municipality: GLENBURNE
Province: ONT Postal Code: K0H1G6 Business E-mail Address: [REDACTED]
Bus. Telephone No. (inc. area code): 6185461604 Name of Well Technician (Last Name, First Name): KNOX, JOHN
Well Technician's Licence No.: 28791 Signature of Technician and/or Contractor: [REDACTED] Date Submitted: YYY YYY M M D D D

Results of Well Yield Testing

After test of well yield, water was: ☒ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason: [REDACTED]

Pump intake set at (m/ft): [REDACTED]

Pumping rate (l/min / GPM): CUSTOMER

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 5' SETTING WELL

If flowing give rate (l/min/GPM): 10' FRACTURED

Recommended pump depth (m/ft): 20'

Recommended pump rate (l/min/GPM): 1.4 GPM

Well production (l/min/GPM): 40'

Disinfected? ☒ Yes ☐ No

Map of Well Location

Please provide a map below following instructions on the back.

Map showing: NORTH LOT, SHIPTON LANE, DEVIL LANE RD, 90' X WELL

Comments:

Well owner's information package delivered ☒ Yes ☐ No

Date Package Delivered 2022/02/02

Date Work Completed YYY YYY M M D D D

Ministry Use Only
Audit No: 2394471
Received: [REDACTED]

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Well Owner's Copy

WELL RECORD 2/2

phone (613) 546-6164
Fax (613) 546-7444



JACK KNOX WELL DRILLING LTD.

BOX 33

GLENBURNIE, ONTARIO

KOH 1S0

WELL PUMP TEST ---6 HOUR

Date SEPT 13/22

NAME GURR BUILDING SERVICES

ADDRESS [REDACTED]

TOWNSHIP SOUTH FRONT LOT 12 CON 11 BLDG LOT PLAN
BEDFORD NORTH LOT

PUMPING		RECOVERY
_____	1MIN	_____
_____	2MIN	_____
_____	3MIN	_____
_____	4MIN	_____
<u>20</u>	5MIN	_____
_____	6MIN	_____
_____	7MIN	_____
_____	8MIN	_____
_____	9MIN	_____
<u>29.7</u>	10MIN	_____
<u>38</u>	15MIN	_____
<u>45</u>	20MIN	_____
<u>52</u>	25MIN	_____
<u>59</u>	30MIN	_____
<u>78.2</u>	45MIN	_____
<u>93.3</u>	60MIN	_____
<u>147.3</u>	2HRS	_____
<u>177.1</u>	3HRS	_____
<u>199.4</u>	4HRS	_____
<u>217.1</u>	5HRS	_____
<u>233.1</u>	6HRS	_____

STATIC LEVEL 10.7' PUMP RATE 3 1/2 G.P.M

WATER LEVEL END OF PUMPING 233.1'

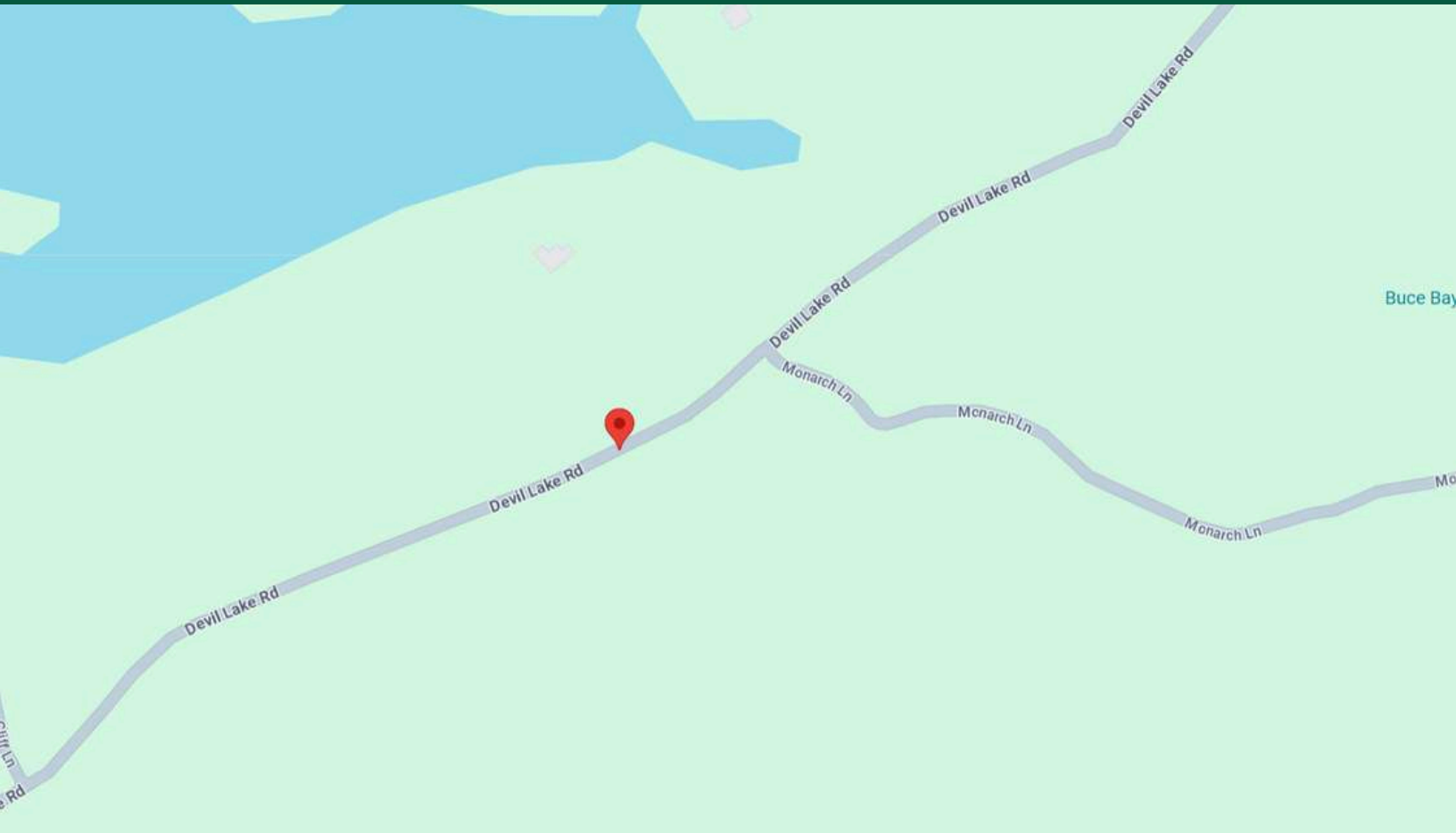
REMARKS: WELL TAG #A349808

WELL IS 325' DEEP

RECOMMENDED PUMP DEPTH 320'
RECOMMENDED RATE 4 G.P.M.

Ron Knox
Ron Knox

MAP



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/hckoNzWWAdnQU6Gs6>

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/hocgq3KKGmw>

360 Panorama



Scan the QR Code or Visit:

<https://360panos.org/panos/DevilLakeLot1/>

MLS LISTING

PT LOTS 12 & 13 DEVIL LAKE Road, South Frontenac, Ontario K0G 1X0

Listing

Client Full

**PT LOTS 12 & 13 DEVIL LAKE Rd South
Frontenac**

Listing ID: 40661793

Active / Land

Price: **\$169,900/For Sale**



Frontenac/Frontenac/47 - Frontenac South

Residential

Tax Amt/Yr: **\$405/2024**

Zoning: **RU**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

Sale

2-4.99

774.08

774.08 x 280

Pie

Freehold/None

\$405/2024

Remarks/Directions

Public Rmks: **Vacant land that will immerse you in nature! This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings. There is a laneway in place as well as a deep, drilled well with plenty of water. The property is located directly across the road from Little Christie Lake and is in the heart of lake country. Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake. The location is private and peaceful on the east side of Devil Lake Road. All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.**

Directions: **Perth Road or Bedford Road to Devil Lake Road. Follow to sign.**

Exterior

Property Access: **Municipal Road**

Area Influences: **Visual Exposure**

View:

Fronting:

East

Topography: **Rocky, Rolling,
Wooded/Treed**

Land Information

Utilities:

Water Source: **Well**

Well Testing:

Services: **Cell Service, Electricity Available, Telephone Available**

Acres Clear:

Lot Front (Ft): **774.08**

Acres Waste:

Lot Depth (Ft): **280.00**

Acres Workable:

Lot Size: **4.98 Acres**

Sewer:

None

Water Treatment:

Location:

Rural

Property Information

Legal Desc: **PART LOTS 12 AND 13 CONCESSION 11 BEDFORD, PART 5 13R22713 SUBJECT TO AN EASEMENT IN GROS: OVER PART 1, 13R23089 AS IN FC385593 TOWNSHIP OF SOUTH FRONTENAC**

Zoning:

RU

Assess Val/Year: **\$40,500/2016**

PIN: **362470368**

ROLL: **102901001020704**

Builder Name:

Possession/Date: **Flexible/**

Survey:

Yes/ 2024

Hold Over Days:

PIN 2:

Occupant Type:

Building Name:

Deposit: **5,000**

Brokerage Information

List Date: **10/11/2024**

List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association

Prepared By: Tammy Gurr, Broker

Date Prepared: 11/07/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!