

### 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



Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com





www.gurreathomes.com

(613) 273-9595





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**MLS Listing** 

**Contact Information** 







#### **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.

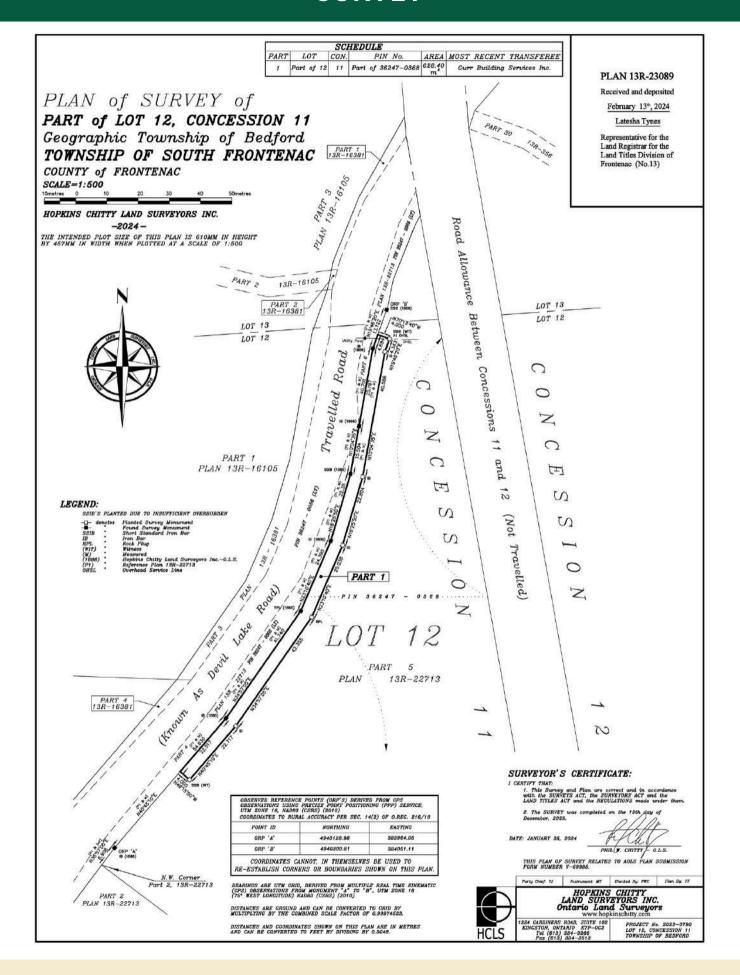
#### **Directions**

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

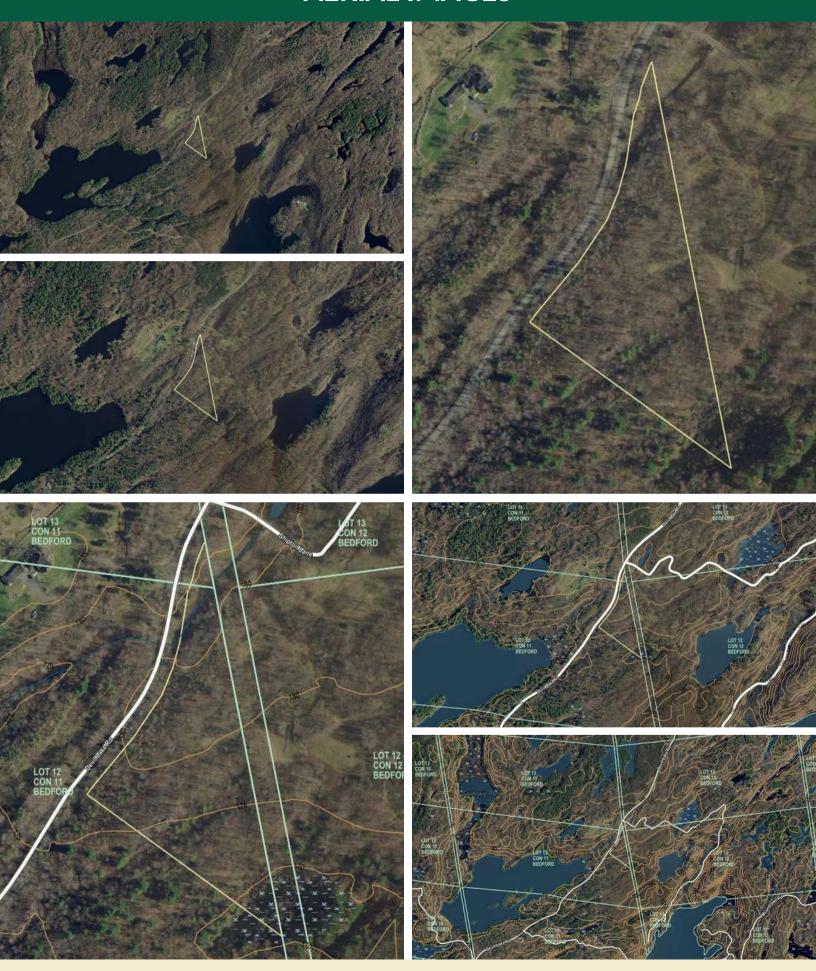


This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

### **SURVEY**



# **AERIAL IMAGES**



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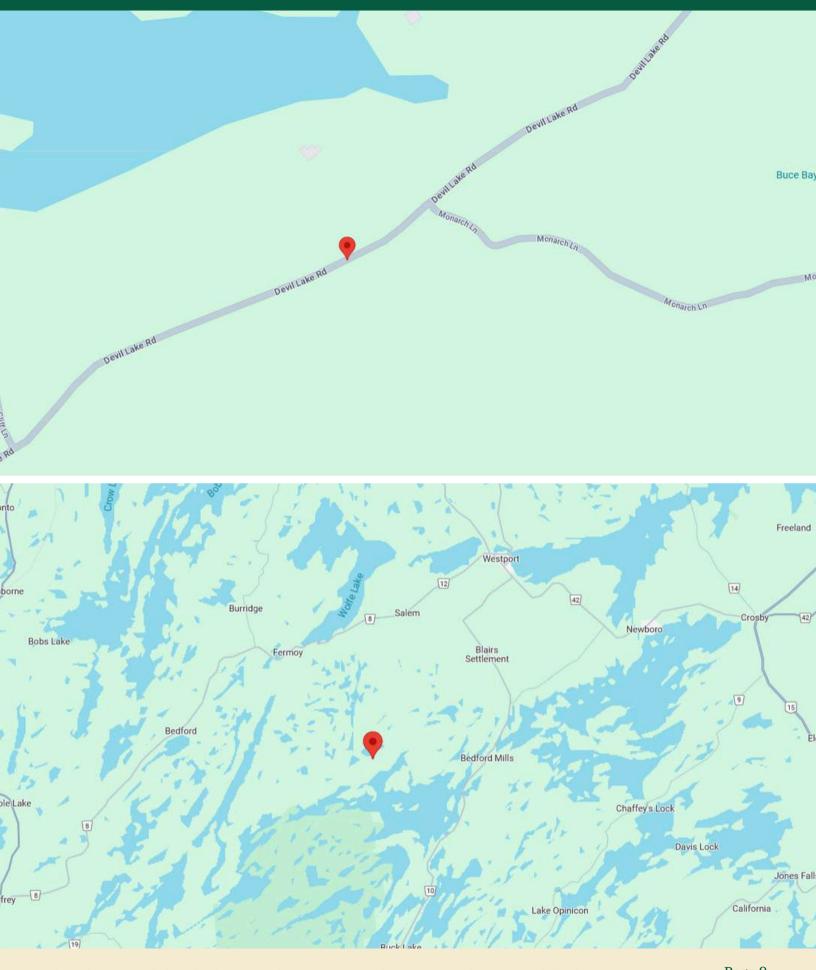
# WELL RECORD 1/2

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# WELL RECORD 2/2

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	GLENBURNIE, ONTARIO
WELL DUNANTED	K0H 1S0
WELL PUMP TEST 6 HOUR	
Date 5EPT 13/12	
NAME CILOO TO A CO	
NAME GURR BUILDING	SERVICES .
ADDRESS_	
TOWNSHIP SOUTH FRONT LOT	NORTH LO
BEDFORD	CON_II BLDG LOTPLAN
PUMPING RECOVERY	
1MIN	STATIC LEVEL 10:7' PUMP RATE 3 16. P. M
2MIN	STATIC LEVEL 7027 PUMP RATE 2
3MIN	WATER LEVEL END OF PUMPIMG
4MIN	
20 5MIN	
6MIN	1511 To 1 H134980
8MIN	REMARKS: WELL TAG#A34980
9MIN	
29.7 10MIN	WELL IS 325 DEEP
38 15MIN	1 NEMA 3
52 20MIN	RECONNENDED PUMP DEPTH 3
59 25MIN	RECOMMENDED RATE 46.1.M.
78.2 45MIN	
95.3 60MIN	
147.3 2HRS	
177.1 3HRS	
199,4 4HRS	
217.1 5HRS	
AJJII DHKS	

# MAP



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### **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

Active / Land Price: \$169,900/For Sale



#### Frontenac/Frontenac/47 - Frontenac South Residential

Tax Amt/Yr: \$405/2024 Zoning: RU Devel Chra Pd:

Official Plan: Lot Dimensions: Site Plan Appry: Lot Irregularities:

Lot Shape:

Trans Type:

Frontage:

Acres Range:

Pie Common Interest: Freehold/None Tax Amt/Yr: \$405/2024

Listing ID: 40661793

Sale

2-4.99

774.08

774.08 x 280

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 -

Municipal Road Property Access: Visual Exposure Area Influences:

View: Fronting: **East** 

Rocky, Rolling, Topography: Wooded/Treed

Land Information

Utilities: Sewer: None Water Treatment: Water Source: Well Well Testing: Location: Rural

Cell Service, Electricity Available, Telephone Available Services: Acres Workable: Acres Clear: Acres Waste:

Lot Front (Ft): 774.08 Lot Depth (Ft): 280.00 Lot Size: 4.98 Acres

Property Information

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

RU Survey: Yes/ 2024

Zonina: Assess Val/Year: \$40,500/2016 Hold Over Days: 362470368 PIN: **PIN 2:** 

102901001020704 ROLL: Occupant Type: Builder Name: Building Name:

5,000 Possession/Date: Flexible/ Deposit:

Brokerage Information

List Date: 10/11/2024

Royal LePage ProAlliance Realty, Brokerage List Brokerage:

Source Board: Kingston and Area Real Estate Association

Prepared By: Tammy Gurr, Broker Date Prepared: 11/07/2024

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# **Questions? Contact us:**

### **Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage







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