

*3 Acres of Island Paradise,
500 Feet of Shoreline*



Gracey's Island, Sharbot Lake, ON

Beautiful Sharbot Lake island property.

This vacant land parcel consists of over 3 acres of land with waterfrontage on both sides of Gracey's Island. Access to the island is easy from one of the public boat launches just a few minutes away. There is a public boat launch at the bridge separating the two sections of the lake and there is also a beach and play area in this area. The Village of Sharbot Lake offers access to all amenities and Sharbot Lake Provincial Park is located just north of this property. Sharbot Lake is a deep, spring fed lake that has many islands spread throughout the lake and offers great boating, swimming and fishing opportunities. Some fish species in the lake include trout, walleye, bass and pike. Located less than an hour from Kingston or an hour and a half from Ottawa.

X12787966

\$ \$199,900

↕ ↕ 3.39 Acres

🌊 Sharbot Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Features

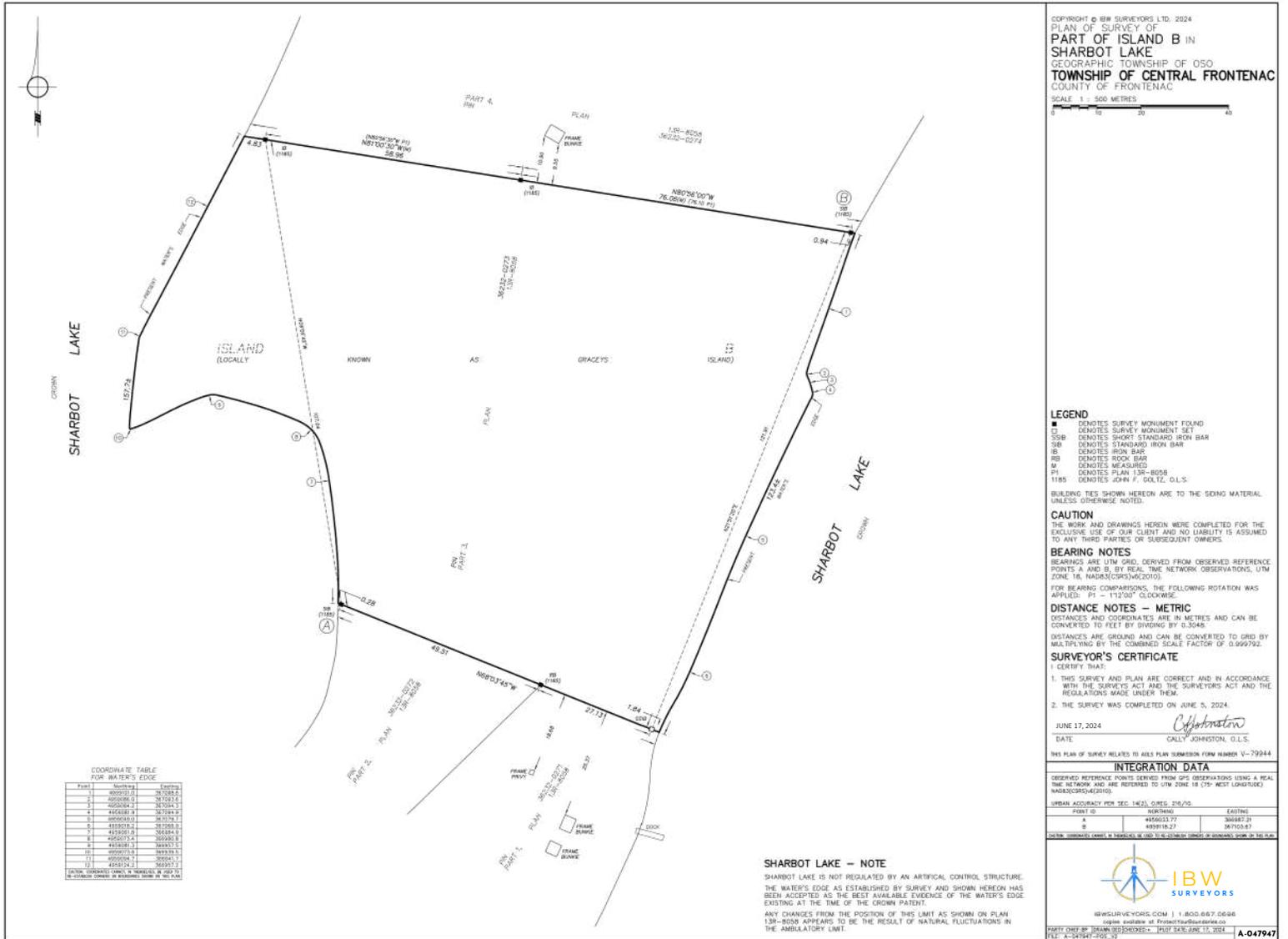
Beautiful Sharbot Lake island property.

- This vacant land parcel consists of over 3 acres of land with waterfrontage on both sides of Gracey's Island.
- Access to the island is easy from one of the public boat launches just a few minutes away. There is a public boat launch at the bridge separating the two sections of the lake and there is also a beach and play area in this area.
- The Village of Sharbot Lake offers access to all amenities and Sharbot Lake Provincial Park is located just north of this property.
- Sharbot Lake is a deep, spring fed lake that has many islands spread throughout the lake and offers great boating, swimming and fishing opportunities. Some fish species in the lake include trout, walleye, bass and pike.
- Located less than an hour from Kingston or an hour and a half from Ottawa.

Directions

- Contact listing agent. Boat access only.

SURVEY



COPYRIGHT © IBW SURVEYORS LTD. 2024
 PLAN OF SURVEY OF
PART OF ISLAND B IN
SHARBOT LAKE
 GEOGRAPHIC TOWNSHIP OF OSO
TOWNSHIP OF CENTRAL FRONTENAC
 COUNTY OF FRONTENAC
 SCALE 1 : 500 METRES

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ISB DENOTES SHORT STANDARD IRON BAR
- ISB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- M DENOTES MEASURES
- PI DENOTES PLAN 13R-805B
- 1188 DENOTES JOHN F. DOLTZ, O.L.S.

CAUTION

THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18, NAD83(CRS)W(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED: PI - 113°00' CLOCKWISE.

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999792.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 5, 2024.

DATE: JUNE 17, 2024
 DATE: JUNE 17, 2024
 GALLY JOHNSTON, O.L.S.

THIS PLAN OF SURVEY RELATED TO AELS PLAN SUBMISSION FIRM NUMBER V-79944

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CRS)W(2010).

POINT ID	NORTHING	EASTING
A	400503.77	347584.23
B	400518.27	347584.87

URBAN ACCURACY PER SEC 14(2), OREG. 218/20

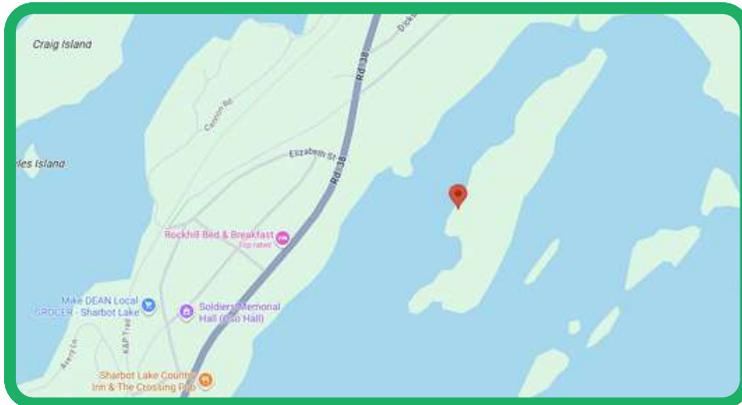
IBW SURVEYORS LTD. | 1.800.667.0698
 10000 40th Street, Unit 100, Frontenac, ON N1R 2Y4
 PLAN: V-79944-2024-01

AERIAL PHOTOS



INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/dmjDD8BrMzyQmSZb6>

Video Tour



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

360 Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/GraceysIsland/>

MLS LISTING

	PT Island B Gracey's Isle Frontenac Ontario K0H 2P0 Frontenac 45 - Frontenac Centre Frontenac SPIS: N Taxes: \$893.78/2025 DOM: 0 List: \$199,900 For: Sale
	Vacant Land Front On: W Link: Acre: 2-4.99 Rms: Lot: 500 x 265.54 FeetIrreg: Bedrooms: 0 Dir/Cross St: Gracey's Island Washrooms: 0 Directions: Contact listing agent. Boat access only.

MLS#: X12787966 **PIN#:** 362320273
Possession Remarks: TBD **Vacant Land Condo:** N
Legal: PT ISLAND B IN SHARBOT LAKE OSO PT 3, 13R8058; CENTRAL FRONTENAC

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Lake Access, Park, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing, Privacy, Seasonal Living	Zoning: Cable TV: N Hydro: N Gas: N Phone: N Water: Water Supply Type: None Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Water Body Name: Sharbot Lake Water Body Type: Lake Water Frontage (M): 500 Topography: Hilly, Rocky, Wooded/Treed Water Features: Island, Waterfront-Deeded Access to Property: By Water, Private Docking Docking Type: None Water View: Direct WaterfrontYN: Y Waterfront: Direct	Shoreline: Clean, Natural, Sandy Shoreline Allowance: None Shoreline Exp: W Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Beautiful Sharbot Lake island property. This vacant land parcel consists of over 3 acres of land with waterfrontage on both sides of Gracey's Island. Access to the island is easy from one of the public boat launches just a few minutes away. There is a public boat launch at the bridge separating the two sections of the lake and there is also a beach and play area in this area. The Village of Sharbot Lake offers access to all amenities and Sharbot Lake Provincial Park is located just north of this property. Sharbot Lake is a deep, spring fed lake that has many islands spread throughout the lake and offers great boating, swimming and fishing opportunities. Some fish species in the lake include trout, walleye, bass and pike. Located less than an hour from Kingston or an hour and a half from Ottawa.					
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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