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

MLS#: X12787966 **PIN#:** 362320273

Possession Remarks: TBD

Vacant Land Condo: N

Legal: PT ISLAND B IN SHARBOT LAKE OSO PT 3, 13R8058; CENTRAL FRONTENAC

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| 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

Shoreline: Clean, Natural, Sandy

Water Body Type: Lake

Shoreline Allowance: None

Water Frontage (M): 500

Shoreline Exp: W

Topography: Hilly, Rocky, Wooded/Treed

Alternative Power: None

Water Features: Island, Waterfront-Deeded

Easements/Restrict: Unknown

Access to Property: By Water, Private Docking

Rural Services: Cell Services

Docking Type: None

Waterfront Accessory Bldgs: Not Applicable

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

| # | Room | Level | Length (ft) | Width (ft) | Description |
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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