

Status FOR SALE	144 Trout LN	Vacant Land , Residential
Sale/Rent For Sale		List Price \$429,000
MLS # K20006989	South Frontenac , ON K0H 1T0	Sold Price

	Orig Price \$429,000	List Date 12/14/2020	DOM 0
			Sold Date
	Land Type Deeded Land	District Frontenac County	
	Approx SqFt	Sub District 47 - Frontenac South	
	Zoning RLSW	Zoning RLSW	
	Lot Size 445.00 x	Waterfront Yes	
	Irregular Yes	Fronting On West	
	Acres 22.80	Taxes \$ \$1,863.70	
	Property Size 10.0 - 49.99 Acres	Tax Year 2020	
	Access Private	PIN 362510222	
		Title Freehold	
		Possession TBD	

M I D Canoe Lake	Legal Description PT LT 9 CON 7 BEDFORD PT 1, 13R4457, T/W FR344761; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY
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Virtual Tour
Directions Westport Road or Devil Lake Road to Canoe Lake Road, follow to Trout Lane and watch for signs.

Workable Acres	Association Fee
Acres Pasture	Road Maint Fee
Acres Treed/Bus	Annual Land Lease Fee
Acres Tilled	
Acres Fenced	

Water/Well None	
Sewer/Septic None	
Services	
Site Influences Hardwood Bush, Scenic View, Softwood Bush, Stream, Wooded Lot	
Restrictions	
Documents	

Water Name Canoe Lake	WF Features
Waterfrontage (ft) 445.00	
Shoreline Rd Allow	
Waterfront Exposure West	WF Features Other
Shoreline Clean, Deep, Gravel, Rocky	

Chattel Included None
Fixtures Excluded None
Public Remarks Canoe Lake is one of the most sought after lakes in South Frontenac Township and large parcels of undeveloped land rarely come up for sale. This property has 445 feet of clean, rocky waterfrontage and 22.8 acres of very rugged Canadian Shield terrain. The shoreline has west facing exposure for amazing sunsets and views across the lake of undeveloped land (MNR land). There is a beautiful creek running through the property that spills out into Canoe Lake at the south end of the waterfront. Seasonal water levels are low right now, but once the levels are up in the spring this waterfront will go from great to amazing. The south end of Canoe Lake is deep and rocky with steep cliffs dropping straight down into deep water. As you travel north, the lake shallows until it becomes shallow and muddy/weedy at some points. This property is located roughly in the middle and offers a mix of level access and some shoreline elevation. The clear waters are home to Lake Trout, Bass, Pike and several smaller pan fish. The lake is approx. 7.5 km long with 703 acres of surface area and has depths up to 155 feet making it one of South Frontenac's premier lakes. The lot has a good deal of frontage on Trout Lane and does offer access to the interior of the lot but access to the waterfront will require some work over the rough terrain. Please do not walk on the property without an agent as the terrain is very rough.

List Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **List Agent** TAMMY GURR



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 Broker
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