

# POPLAR ISLAND, Frontenac, Ontario K0H 2V0

Listing

Client Full

**0 POPLAR ISLAND Frontenac**

MLS®#: 40317964

**Active / Residential**

Price: **\$875,000**



## Frontenac/Frontenac/47 - Frontenac South Bungalow/House

Water Body: **Bobs Lake**  
Type of Water: **Lake**

|      | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 2    | 1     | 1     |

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **900**  
AG Fin SF Range: **501 to 1000**  
AG Fin SF: **900/Other**  
DOM/CDOM: **7/7**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$1,966.70/2022**

### Remarks/Directions

Public Rmks: **Imagine owning your own island on one of the most interesting vacation lakes in Ontario! And to top it off, having a mainland access parcel of land with a dry boathouse/garage! This listing has all of that and more! Poplar Island is a beautiful island in Bobs Lake that is just under 2 acres in size and is heavily treed and has three sand beaches. The island has been owned by the same family for over 40 years and is being sold with a long list of inclusions for a 'turn-key' purchase. A Viceroy cottage sits proudly on the island facing south with large decks and impressive views. The pathway from the lake to the cottage is easy with no stairs needed. The cottage features two bedrooms, one bathroom with laundry, kitchen, large living room area and a spectacular sunroom where all stress melts away. The cottage has been well cared for, is insulated to R40, has a metal roof and is serviced by a drilled well and septic system. The island has impressive panoramic views over the lake - enjoy sunrises or sunsets! There is a cedar Bunkie with electricity as well as a shed/workshop. There is a mainland parcel of land included with this sale that has easy access off of a well maintained road and is located in a sheltered cove of Buck Bay. It is 1.4 acres in size and features a 24'x20' dry boathouse and a floating dock. The cottage comes fully furnished and there is a long list of items that are included with the sale - including boats and trailers! Incredible opportunity!**

Directions: **Green Bay Road west to 41 Attwood Lane, short boat ride to Poplar Island**

### Common Elements

Locker: Balcony:

### Waterfront

Features: **Beach Front, Island, Water Access**  
Dock Features: **Boat Launch**  
Dock Type: **Private Docking**  
Shoreline:  
Shore Rd Allow: **None**  
Channel Name:  
Waterfront:  
Boat House: **Boat House, Dry Boathouse - Single**  
Frontage: **1000.00**  
Exposure: **South, West**  
Island Y/N: **Yes**

### Exterior

Exterior Feat: **Deck(s), Fishing, Privacy, Storage Buildings**  
Construct. Material: **Cedar, Wood**  
Shingles Replaced:  
Foundation: **Concrete Block, Piers**  
Prop Attached: **Detached**  
Year/Desc/Source: **1983/Owner**  
Property Access: **Boat Access, By Water Only**  
Apex Age: **31-50 Years**  
Other Structures: **Shed, Workshop, Other**  
Winterized: **Partially Winterized**  
Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**  
Parking Spaces: **4**  
Driveway Spaces: **3.0**  
Garage Spaces: **1.0**  
Services: **Electricity, High Speed Internet**  
Water Source: **Drilled Well**  
Water Tmnt: **Iron/Mineral Filter**  
Sewer: **Septic**  
Lot Size Area/Units: **1.900/Acres**  
Acres Range: **0.50-1.99**  
Lot Front (Ft): **1,000.00**  
Lot Depth (Ft): **223.00**  
Lot Shape:  
Location: **Rural**  
Land Lse Fee:  
Area Influences: **Beach, Marina**  
View: **Bay, Beach, Lake, Trees/Woods, Water**  
Retire Com:  
Topography: **Level, Rocky, Rolling, Wooded/Treed**  
Fronting On:  
Restrictions:  
Exposure: **South, West**

### Interior

Interior Feat: **Water Heater Owned, Workshop**  
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
Basement: **None**  
Basement Fin: **Unfinished**  
Laundry Feat: **In Bathroom, Main Level**  
Cooling: **None**  
Heating: **Baseboard, Electric, Woodstove**  
Fireplace: **/Wood Stove**  
FP Stove Op:  
Under Contract: **None**  
Contract Cost/Mo:  
Inclusions: **Carbon Monoxide Detector, Furniture, Hot Water Tank Owned, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Stove, Washer, Window Coverings**

### Property Information

Common Elem Fee: **No**  
Local Improvements Fee:  
Legal Desc: **POPLAR OR NORTH TWIN ISLAND IN BOB'S LAKE BEDFORD; SOUTH FRONTENAC**  
Survey: **Available/**  
Zoning: **RLSI**  
Assess Val/Year: **\$205,000/2016**  
Hold Over Days:  
PIN: **362420502**  
Occupant Type: **Owner**  
ROLL: **102902002040700**  
Deposit: **10,000**  
Possession/Date: **Flexible/**

### Brokerage Information

List Date: **09/02/2022**  
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**  
Source Board: **Kingston and Area Real Estate Association**

Prepared By: **Tammy Gurr, Broker**

Date Prepared: **09/09/2022**

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