

	PT LT 25 Bobs Lake		List: \$49,888 For: Sale
	Frontenac Ontario K0H 2V0		
	Frontenac 47 - Frontenac South Frontenac		
SPIS: N		Taxes: \$829.08/2025	DOM: 1
Vacant Land		Front On: E	Rms:
Link:		Acre: .50-1.99	Bedrooms: 0
			Washrooms: 0
Lot: 130 x 323.47 Feet Irreg:			
Dir/Cross St: Pine Shores Lane and Bobs Lake			
Directions: Hwy. 38 to Bradshaw Road, follow to right on Pine Shores Lane.			

MLS#: X12895728 **PIN#:** 362410141
Possession Remarks: TBD
Legal: PT LT 25 CON 4 BEDFORD PT 115, 13R79; T/W FR704962; SOUTH FRONTENAC

Kitchens:	Exterior:	Zoning: RLSW
Fam Rm:	Gar/Gar Spcs:	Cable TV: N
Basement:	Park/Drive:	Hydro: A
Fireplace/Stv:	Drive:	Gas: N
Heat:	Drive Park Spcs:	Phone: N
A/C:	Tot Prk Spcs:	Water:
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool:	Sewer:
Apx Sqft:	Energy Cert:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	Cert Level:	Farm/Agr:
Assessment:	GreenPIS:	Waterfront: Direct
POTL:	Prop Feat: Waterfront	Retirement:
POTL Mo Fee:		HST Applicable to: Not Subject to HST
Elevator/Lift:		Sale Price:
Laundry Lev:		Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Available

Water Body Name: Bobs Lake	Shoreline: Clean, Deep, Rocky
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 39.6	Shoreline Exp: W
Topography: Hilly, Rocky, Wooded/Treed	Alternative Power: None
Water Features: Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Water Only	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
Client Remks: Waterfront lot with beautiful westerly views on Bobs Lake. This lot offers approximately 130 feet of water frontage and 0.7 acres of land. The property features level shoreline with deep, clean water frontage that is ideal for swimming and docking your boat. The lot rises steeply from the shore and transitions into a rugged, classic Canadian Shield landscape. The steep terrain does give some building challenges but the elevated rear portion of the lot provides a picturesque setting that could accommodate a cottage or serve as an exceptional private camping retreat. Convenient boat access is available from a deeded boat launch and lane. Bobs Lake is one of the largest lakes in our area with many islands and inlets to explore and great fishing, boating and swimming opportunities. This property offers a rare opportunity to own a stunning slice of Canadian Shield waterfront in Eastern Ontario cottage country. This property can be sold together with the adjacent cottage or after the sale of the cottage.					
Inclusions: Swim Raft					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					