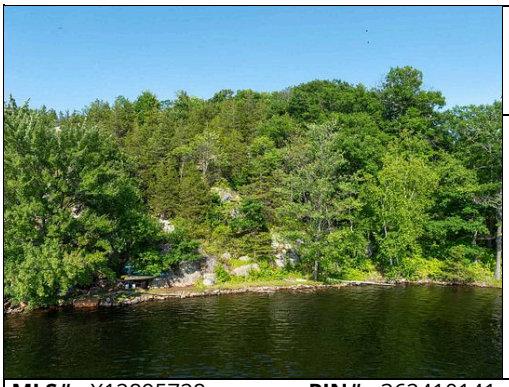

PT LT 25 Bobs Lake **List: $49,888 For: Sale**
Frontenac Ontario K0H 2V0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** $829.08/2025 **DOM: 10**

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
Water Body Type: Lake
Water Frontage (M): 39.6
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Waterfront-Deeded
Access to Property: Water Only
Docking Type: None
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services
Waterfront Accessory Bldgs: Not Applicable

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

Client Remks: Waterfront lot with beautiful westerly views on Bobs Lake. This water access 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. Property accessed by boat.
Inclusions: Swim Raft

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595

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