



**27 Goods Island** **List: \$629,000 For: Sale**  
**Frontenac Ontario K0H 2V0**  
 Frontenac 47 - Frontenac South Frontenac  
**SPIS: N** **Taxes: \$1,779/2024** **DOM: 1**  
 Other **Front On: N** **Rms: 5**  
**Link:** **Acre: < .50** **Bedrooms: 2**  
 Bungalow **Washrooms: 1**  
 1x3xMain  
**Lot: 205 x 102 Feet Irreg:**  
**Dir/Cross St: Pine Shores Lane / Marina Lane**

**MLS#: X12125020** **PIN#: 362410197**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b> RLSI
<b>Fam Rm:</b> N	<b>Drive:</b> Available	<b>Cable TV:</b> N
<b>Basement:</b> None	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Gas:</b> N
<b>Heat:</b> Baseboard / Electric	<b>Tot Prk Spcs:</b> 0	<b>Phone:</b> A
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Other
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Lake/River
<b>Apx Age:</b> 6-15	<b>Energy Cert:</b>	<b>Sewer:</b> Other
<b>Apx Sqft:</b> 700-1100	<b>Cert Level:</b>	<b>Spec Desig:</b> Other
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Island, Lake Access, Marina, Sloping, Waterfront, Waterfront, Wooded/Treed	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>		<b>Retirement:</b> Aux Residences, Gazebo
<b>Elevator/Lift:</b> N		
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

**Water Body Name:** Bobs Lake **Shoreline:** Clean,Deep,Rocky  
**Water Body Type:** Lake **Shoreline Allowance:** None  
**Water Frontage (M):** 62.48 **Shoreline Exp:** Nw  
**Topography:** Hilly,Rocky,Sloping,Wooded/Treed **Alternative Power:** None  
**Water Features:** Dock,Island,Stairs to Waterfront,Waterfront-Deeded **Easements/Restrict:** Unknown  
**Access to Property:** By Water,Private Docking,Water Only **Rural Services:** Cell Services,Electricity Connected  
**Docking Type:** Private **Waterfront Accessory Bldgs:** Bunkie  
**Water View:** Direct **Sewage:** Privy  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.76	x 8.53	Laminate Combined W/Dining
2	Living	Main	18.7	x 14.76	Laminate
3	Prim Bdrm	Main	11.48	x 11.15	Laminate
4	2nd Br	Main	11.15	x 9.19	Laminate
5	Bathroom	Main	6.23	x 5.25	Vinyl Floor 3 Pc Bath

**Client Remks:** Cottage life awaits! This beautiful island property has deep, clean waterfrontage on Bobs Lake and has easy access from the mainland with just a short 2-minute boat ride from Pine Shores Marina. The cottage was built in 2018 and has 2 bedrooms and 1 bathroom with a composting toilet and a has a true cottage feel with pine cathedral ceilings, pine trim and doors. The property also has a charming bunkie with a loft and a great outhouse. The lot itself is gorgeous with tall pines, granite outcroppings, easy access to the waterfront and dock and views of the lake from almost every angle. This island property is impressive in every way and offers a peaceful retreat from the hustle and bustle from everyday life. Enjoy sitting on the deck of the cottage or the down by the lake in the gazebo or just sitting on the dock with your feet in the water. Bobs Lake is one of the largest lakes in the area and is a desirable lake that offers great fishing, swimming, and boating opportunities as well as access to Crow Lake.

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