

*A Rare Acre on Kennebec
Lake, Facing the Sun!*




1117 Beaver Creek Lane Lot 7, Frontenac, ON

X13145306

\$ \$359,000

 Kennebec Lake

 1 Acre

Beautiful south-facing waterfront lot on the highly sought-after north shore of Kennebec Lake.

This 1-acre property features 104' of deep, clean waterfront with a lakeside deck and stairs leading directly into the water for easy swimming and lakeside enjoyment. Surrounded by mature bush, the property offers exceptional privacy and a true cottage country atmosphere. The property includes a cozy bunkie with hydro and a large deck overlooking the lake, perfect for relaxing and entertaining, along with a storage shed for added convenience. A large parking area provides plenty of space for family and guests, while the fire pit creates the perfect setting for evening campfires under the stars.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Frontenac, ON**

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Features

1-acre south-facing waterfront lot on Kennebec Lake with bunkie, lakeside deck, and ~104 ft of clean shoreline

- **South-Facing Waterfront on Kennebec Lake:** Beautiful south-facing waterfront lot on the highly sought-after north shore of Kennebec Lake. This 1-acre property features 104' of deep, clean waterfront with a lakeside deck and stairs leading directly into the water for easy swimming and lakeside enjoyment. Surrounded by mature bush, the property offers exceptional privacy and a true cottage country atmosphere.
- **On-Site Features:** The property includes a cozy bunkie with hydro and a large deck overlooking the lake, perfect for relaxing and entertaining, along with a storage shed for added convenience. A large parking area provides plenty of space for family and guests, while the fire pit creates the perfect setting for evening campfires under the stars.
- **About Kennebec Lake:** Kennebec Lake is conveniently located just off Highway 7 near the village of Arden. Stretching approximately 12.5 km in length, this deep, clean lake is well known for its excellent boating, swimming, and outstanding walleye and bass fishing. Whether you're looking for a peaceful weekend retreat or the ideal location for your future cottage build, this property offers exceptional recreational potential in a beautiful natural setting with sunny south-facing exposure all day long.

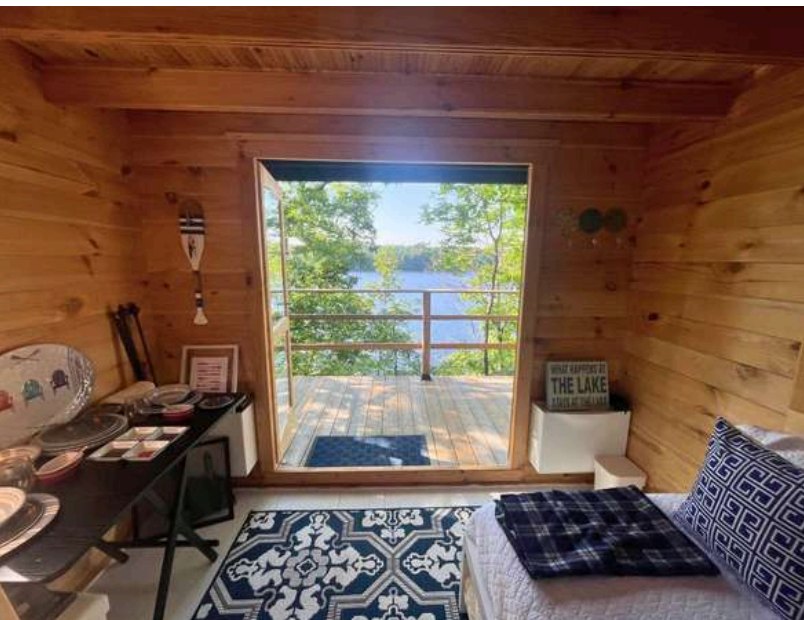
Directions

- Hwy 7 in Arden, north on Henderson Rd to Richardson Rd to Beaver Creek Lane. Turn on 1117 A/B Lane and head to Lot 7.

GALLERY



GALLERY



GALLERY



WELL DOCUMENTS 1/2

Davy Well Drilling Limited
 P.O. Box 69 - 6767 ROAD #38 VERONA, ONTARIO K0H 2W0
 WEB SITE: www.davywelldrilling.ca EMAIL: davywelldrilling@bellnet.ca
 PHONE: 613 374-2176 FAX: 613-374-1287

Water Well Contract

Owner/Purchaser (Name) BRENDA + LEO THOMAS
 (Mailing Address) 449 MAUREEN ST
 (Home Phone) _____ (Cell) 613 328 5271 (Email) brentthomas11@gmail.com

PLEASE PRINT CLEARLY AND COMPLETE IN FULL

In which the Contractor and the Owner/Purchaser agree to the terms and conditions for drilling a water well at

Lot _____ Con _____ Township _____ County/Region _____
 Reg. Plan No. _____ Civic Number & Road Name 1117 LOT 7 BEAVER CREEK LANE
 (Legal description of the property on which the well is to be drilled) AKDEN.

Schedule of Costs
 MINIMUM CHARGE \$6000.00

- Drilling: 6" diameter - shale, limestone, sandstone or other soft rock, granite or other hard rock.....\$38.00/foot
- Casing: 6 3/4" diameter with a wall thickness of .188.....\$30.00/foot
- Environmental Package:
 Pressure grouting, hole enlargement, chlorination, drive shoe, varmint-proof well cap, gps reading, well tagging, 1 hour draw down and 1 hour recovery test. (MOE Reg 903)..... \$2000.00/per hole
- Harmonized Sales Tax..... 13% extra
- 100' Well - 22' casing + environmental pkg - \$6460.00 + 839.50(HST) = \$7299.50
 150' Well - 22' casing + environmental pkg - \$8360.00 + 1086.80(HST) = \$9446.80
 200' Well - 22' casing + environmental pkg - \$10,260.00 + 1333.80(HST) = \$11,593.80

Covenants, Agreements and Conditions

The Drilling Contractor:

- 1) Davy Well Drilling Ltd. reserves the right to require unauthorized persons to leave the area of the well construction operations.
- 2) Warrants that, unless otherwise specified, all materials and equipment shall be new, or conform to Ministry of Environment specifications.
- 3) Will construct the well in accordance with Regulation 903/03 under the Ontario Water Well Record submitted to the owner within due time after completion of the well will provide all information required under the Act.

The Purchaser:

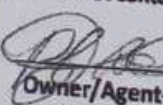
PAYMENT IS DUE UPON COMPLETION OF WELL

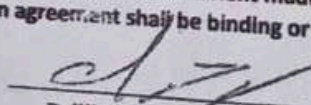
- 1) Hereby warrants that he has full rights and authority to enter into this contract and to authorize Davy Well Drilling Ltd. to drill upon the above described land.
- 2) Assumes full responsibility for the removal of drill cuttings and fluids used or produced in the well construction activity (unless specified).
- 3) Assumes full responsibility for any damage above or below ground including landscaping that may occur as a result or during well construction activities.
- 4) It is the Owner's responsibility to be present at the well construction site at the time of completion to enable visual examination of the water and to measure the depth of the well.
- 5) Upon completion of the well construction (completion date on water well record) all charges become due. 2% per month (24% per annum) service charge will be payable after 30 days as well as all fees or charges resulting of placements of a mechanics lien after 45 days from completion.
- 6) Hereby agrees that during well construction activities should a flowing well situation occur, all cost to attempt to bring the well under control or damage to any property as a result of discharge from said flowing well, will be the sole responsibility of the Owner.

IT IS UNDERSTOOD AND AGREED BY BOTH PARTIES

- 1) That neither can tell exactly what will be found underneath the surface of the earth. therefore Davy Well Drilling Ltd. DOES NOT warrant or guarantee the quantity or quality of water which may or may not be encountered during well construction activities unless otherwise specified. That the site accessibility is the owner/purchaser responsibility not Davy Well Drilling Ltd.
- 2) This instrument contains the entire agreement between Davy Well Drilling Ltd. and the Purchaser hereto and that no warranty, expressed or implied, representation, promise, statement or inducement made by either party or by any agent or employee of either party that is not contained in this written agreement shall be binding or valid.

SIGNED:


 Owner/Agent-Purchaser


 Drilling Contractor

Aug. 26 / 22
 Date

WELL DOCUMENTS 2/2

INVOICE

DAVY WELL DRILLING LIMITED

P.O. BOX 69 - 6767 ROAD #38 VERONA, ONT K0H 2W0
PHONE: 613-374-2176 FAX: 613-374-1287
www.davywelldrilling.ca
davywelldrilling@bellnet.ca

INVOICE #

903053

DATE

9/1/2022

CUSTOMER ID

TERMS

Due Upon Receipt

BILL TO

BUSINESS NO. 10129 5376 RT 0001

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
DRILLING	180	\$38.00	6,840.00
CASING	22	30.00	660.00
ENVIRONMENTAL PACKAGE: WHICH ENCLUDES THE FOLLOWING PRESSURE GROUTING, HOLE ENLARGEMENT, CHLORINATION, DRIVE SHOE GPS, VARMINT-PROOF CAP, WELL TAGGING, 1 HOUR DRAWN DOWN TEST & 1 HOUR RECOVERY TEST MOE REG #903	1	2,000.00	2,000.00

Chg # 078
Sept. 11 / 22

NO PASSWORD NEEDED

etransfer: davywelldrilling@bellnet.ca

Thank you for your business!

SUBTOTAL	9,500.00
TAX RATE	13.000%
TAX	1,235.00
TOTAL	\$ 10,735.00

If you have any questions about this invoice, please contact
MICHELE OR CHRIS @ 613-374-2176

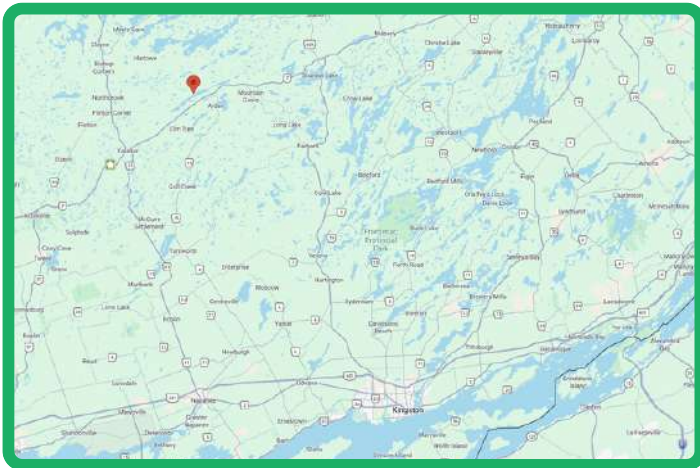
INTERACTIVE LINKS

Aerial Video



Scan the QR Code or Visit:
<https://youtu.be/CTH4WSzvR34>

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/WPuh3Ch5xn8tcHeE7>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/1117BeaverCreek/>

MLS LISTING

	1117 Beaver Creek Lane Lot 7		List: \$359,000 For: Sale
	Frontenac Ontario K0H 1B0		
	Frontenac 45 - Frontenac Centre Frontenac		
	SPIS: No	Taxes: \$1,600.16/2025	DOM: 0
Vacant Land	Front On: 5	Rms:	
Link:	Acres: .50-1.99	Bedrooms: 0	
		Washrooms: 0	
Lot: 104.98 x 431.94 Feet Irreg:			
Dir/Cross St: Beaver Creek Lane / Richardson Road			
Directions:			
Hwy 7 in Arden north on Henderson Rd to Richardson Rd to Beaver Creek Lane. Turn on 1117 A/B Lane and head to lot #7.			

MLS#: X13145306 **PIN#:** 361700102

Possession Remarks: TBD

Legal: PT LT 20 CON 6 KENNEBEC PT 7, 13R8815; T/W FR751374 TOWNSHIP OF CENTRAL FRONTENAC

Kitchens:	Exterior: Wood	Zoning: RW
Fam Rm:	Gar/Gar Spcs: None / 0	Cable TV: No
Basement:	Drive: Private Double	Hydro: Yes
Fireplace/Stv:	Drive Park Spcs: 4	Gas: No
Heat:	Tot Prk Spcs: 4	Phone: No
A/C:	UFFI:	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well
Apx Age:	Energy Cert:	Sewer: Other
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	GreenPIS:	Farm/Agr:
Roof: Asphalt Shingle	Prop Feat: Lake Access, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
Foundation: Wood	Exterior Feat: Deck, Fishing, Privacy	Retirement:
Assessment:		HST Applicable to: Not Subject to HST
POTL:		Sale Price:
POTL Mo Fee:		Oth Struct: Out Buildings
Elevator/Lift:		Survey Type: Available
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Name: Kennebec Lake

Water Body Type: Lake

Water Frontage (M): 104.98

Topography: Hilly, Rocky, Wooded/Treed

Water Features: Stairs to Waterfront, Waterfront-Deeded

Access to Property: Private Road

Docking Type: None

Water View: Direct

WaterfrontYN: Yes

Waterfront: Direct

Shoreline: Clean, Deep, Rocky

Shoreline Allowance: None

Shoreline Exp: 5

Alternative Power: None

Easements/Restrict: Unknown

Rural Services: Cell Services, Electricity Connected

Waterfront Accessory Bldgs: Bunkie

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Beautiful south-facing waterfront lot on the highly sought-after north shore of Kennebec Lake. This 1-acre property features 104' of deep, clean waterfront with a lakeside deck and stairs leading directly into the water for easy swimming and lakeside enjoyment. Surrounded by mature bush, the property offers exceptional privacy and a true cottage country atmosphere. The property includes a cozy bunkie with hydro and a large deck overlooking the lake, perfect for relaxing and entertaining, along with a storage shed for added convenience. A large parking area provides plenty of space for family and guests, while the fire pit creates the perfect setting for evening campfires under the stars. Kennebec Lake is conveniently located just off Highway 7 near the village of Arden. Stretching approximately 12.5 km in length, this deep, clean lake is well known for its excellent boating, swimming, and outstanding walleye and bass fishing. Whether you're looking for a peaceful weekend retreat or the ideal location for your future cottage build, this property offers exceptional recreational potential in a beautiful natural setting with sunny south-facing exposure all day long.					

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON K0G 1X0

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Kingston, ON K7P 2Y5

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