

	<p>PT LT 25 Isaacs Acre List: \$409,888 For: Sale Frontenac Ontario K0H 2V0 Frontenac 47 - Frontenac South Frontenac SPIS: No Taxes: \$2,487.24/2025 DOM: 0</p>
	<p>Detached Front On: E Rms: 6 Link: N Acres: .50-1.99 Bedrooms: 2 Bungalow Washrooms: 1 1x3xMain</p> <p>Lot: 265 x 325 Feet Irreg: Dir/Cross St: Pine Shores Lane / Bobs Lake Directions: Hwy. 38 to Bradshaw Rd. follow right to Pine Shores Lane go to end of road, park and take boat</p>

MLS#: X13172002 **PIN#:** 362410140
Possession Remarks: TBD
Legal: PT LT 25 CON 4 BEDFORD PT 114, 13R79; T/W FR704961; SOUTH FRONTENAC

<p>Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Apx Sqft: < 700 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Metal Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Vinyl Siding / Wood Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Porch Enclosed, Seasonal Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned Security Feat: Smoke Detector</p>	<p>Zoning: RLSW Cable TV: No Hydro: Yes Gas: No Phone: No Water: Other Water Supply Type: Lake/River Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Aux Residences Survey Type: Available</p>
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<p>Water Body Name: Bobs Lake Water Body Type: Lake Water Frontage (M): 41 Topography: Hilly, Rocky, Wooded/Treed Water Features: Dock, Waterfront-Deeded Access to Property: Water Only Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct</p>	<p>Shoreline: Clean, Deep, Rocky Shoreline Allowance: None Shoreline Exp: W Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected Waterfront Accessory Bldgs: Bunkie Sewage: Grey Water</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	11.81	x 11.15	
2	Living	Main	15.42	x 11.15	Hardwood Floor
3	Kitchen	Main	7.87	x 11.15	Hardwood Floor
4	Prim Bdrm	Main	9.84	x 7.55	Hardwood Floor
5	2nd Br	Main	8.2	x 7.55	Hardwood Floor
6	Bathroom	Main	7.55	x 4.27	3 Pc Bath

Client Remks: Private waterfront retreat located on Bobs Lake. Two parcels being sold as a package - a cottage property plus the adjacent waterfront lot. The 2-bedroom cottage sits perched on a large Canadian Shield rock that overlooks deep, clean waterfrontage. The floor plan of this cottage is easy and simple - ideal for a cottage. There is a kitchen with an open living room area, a 3-pc bathroom, attached screened-in deck and a small loft with a pulldown set of stairs. This cottage has a large deck that overlooks the lake and is serviced by a lakewater system, grey water pit and a composting toilet. A few steps down from the deck and down the stone stairs and pathway is a large dock for your boat and for just hanging out at the water or swimming. Behind the cottage and just up the hill is a cute and cozy bunkie for family and guests. The cottage is being sold fully furnished inside and out, including a couple of kayaks. Start enjoying cottage life this summer! Enjoy a warm breeze while sitting on your deck with unrestricted views over the lake and take in spectacular nightly sunsets. Convenient boat access is available from a deeded boat launch and lane. Bobs Lake is a beautiful and large lake with varied topography and plenty of water to explore! Westport or Sharbot Lake are both just a short distance away. Property is accessed by boat only. No road access.

Inclusions: Most Contents included, 2 Kayaks, BBQ, Dock, Dishwasher "as is"
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595