



## PT Lots 12 & 13 Devil Lake Road, South Frontenac, ON

### Vacant land that will immerse you in nature!

This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings. There is a laneway in place as well as a deep, drilled well with plenty of water. The property is located directly across the road from Little Christie Lake and is in the heart of lake country. Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake. The location is private and peaceful on the east side of Devil Lake Road. All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

# X12499646

\$ \$167,500

↕ 4.98 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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## Features

- Vacant land that will immerse you in nature!
- This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings.
- There is a laneway in place as well as a deep, drilled well with plenty of water.
- The property is located directly across the road from Little Christie Lake and is in the heart of lake country.
- Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake.
- The location is private and peaceful on the east side of Devil Lake Road.
- All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.

## Directions

- Perth Road or Bedford Road to Devil Lake Road. Follow to sign.





# AERIAL IMAGES



# WELL RECORD 1/2

**Ontario** Ministry of the Environment, Conservation and Parks  
**Well Record** Regulation 903 Ontario Water Resources Act  
 Well Tag No. (Place Sticker and/or Print Below) **Tag#: A349808** Page 1 of 1

Measurements recorded in:  Metric  Imperial

**Well Owner's Information**  
 First Name: GURR Last Name/Organization: BUILDING SERVICES E-mail Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_

**Well Location**  
 Address of Well Location (Street Number/Name): \_\_\_\_\_ Township: BERFORD Lot: 12 Concession: 11  
 County/District/Municipality: FRONTENAC City/Town/Village: \_\_\_\_\_ Province: Ontario Postal Code: \_\_\_\_\_  
 UTM Coordinates: Zone, Easting: NAD 83 18 384 433 114 174 Northing: \_\_\_\_\_ Municipal Plan and Sublot Number: \_\_\_\_\_ Other: NORTH LOT

**Overburden and Bedrock Materials/Abandonment Sealing Record** (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
<u>BROWN</u>	<u>SAND</u>			0' 2'6"
<u>GREY/RED</u>	<u>GRANITE</u>			2'6" 39'
<u>GREY</u>	<u>GRANITE</u>			39' 250'
<u>RED</u>	<u>GRANITE</u>			250' 325'

**Annular Space**  
 Depth Set at (m/ft) From: 20 To: 0 Type of Sealant Used (Material and Type): CEMENT Volume Placed (m<sup>3</sup>/ft<sup>3</sup>): 7 FT<sup>3</sup>

**Results of Well Yield Testing**  
 After test of well yield, water was:  
 Clear and sand free  
 Other, specify \_\_\_\_\_  
 If pumping discontinued, give reason: \_\_\_\_\_  
 Pump intake set at (m/ft): \_\_\_\_\_  
 Pumping rate (l/min / GPM): CUSTOMER  
 Duration of pumping: 1 hrs + 0 min  
 Final water level end of pumping (m/ft): 5 SETTING WELL  
 If flowing give rate (l/min/GPM): 10 FRACTURED  
 Recommended pump depth (m/ft): \_\_\_\_\_  
 Recommended pumping rate (l/min/GPM): \_\_\_\_\_  
 Well production (l/min/GPM): \_\_\_\_\_  
 Disinfected?  Yes  No

Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
1		1		
2		2		
3		3		
10				
15				
20				
25				
30				
40				
50				
60				

**Method of Construction**  
 Cable Tool  Diamond  Public  Commercial  Not used  
 Rotary (Conventional)  Jetting  Domestic  Municipal  Dewatering  
 Rotary (Reverse)  Driving  Livestock  Test Hole  Monitoring  
 Boring  Digging  Irrigation  Cooling & Air Conditioning  
 Air percussion  Industrial  Other, specify \_\_\_\_\_  
 Other, specify \_\_\_\_\_

**Construction Record - Casing**  

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
<u>6 1/4"</u>	<u>STEEL</u>	<u>18 cm + 2"</u>	<u>20'</u>	
<u>6"</u>	<u>OPEN HOLE</u>		<u>20'</u>	<u>325'</u>

**Construction Record - Screen**  

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

**Water Details**  
 Water found at Depth (m/ft): 350 Kind of Water:  Fresh  Unfiltered  Gas  Other, specify \_\_\_\_\_  
 Water found at Depth (m/ft): \_\_\_\_\_ Kind of Water:  Fresh  Unfiltered  Gas  Other, specify \_\_\_\_\_  
 Water found at Depth (m/ft): \_\_\_\_\_ Kind of Water:  Fresh  Unfiltered  Gas  Other, specify \_\_\_\_\_

**Hole Diameter**  

Depth (m/ft)	Diameter (cm/in)	
	From	To
0' 20'	10"	
20' 325'	6"	

**Well Contractor and Well Technician Information**  
 Business Name of Well Contractor: JOY KNOX WELL DRILLING LTD Well Contractor's Licence No.: 312102  
 Business Address (Street Number/Name): 380 PEACH RD Municipality: GLENBURNE  
 Province: ONT Postal Code: K0H1S6 Business E-mail Address: \_\_\_\_\_  
 Bus. Telephone No. (inc. area code): 6135461104 Name of Well Technician (Last Name, First Name): KNOX, JOHN  
 Well Technician's Licence No.: 2879 Signature of Technician and/or Contractor: \_\_\_\_\_ Date Submitted: Y|Y|Y|Y M|M|D|D

**Map of Well Location**  
 Please provide a map below following instructions on the back.

Comments: \_\_\_\_\_

Well owner's information package delivered:  Yes  No  
 Date Package Delivered: 2022/02/02  
 Date Work Completed: Y|Y|Y|Y M|M|D|D

Ministry Use Only  
 Audit No: 2394471  
 Received: \_\_\_\_\_

© Queen's Printer for Ontario, 2020 **Well Owner's Copy**

# WELL RECORD 2/2

Phone (613) 546-6164  
Fax (613) 546-7444



## JACK KNOX WELL DRILLING LTD.

BOX 33  
GLENBURNIE, ONTARIO  
K0H 1S0

WELL PUMP TEST ---6 HOUR

Date SEPT 13/22

NAME GURR BUILDING SERVICES

ADDRESS [REDACTED]

TOWNSHIP SOUTH FRONT LOT 12 CON 11 BLDG LOT \_\_\_\_\_ PLAN \_\_\_\_\_  
BEDFORD NORTH LOT

PUMPING	RECOVERY
_____	1MIN _____
_____	2MIN _____
_____	3MIN _____
_____	4MIN _____
<u>20</u>	5MIN _____
_____	6MIN _____
_____	7MIN _____
_____	8MIN _____
_____	9MIN _____
<u>29.7</u>	10MIN _____
<u>38</u>	15MIN _____
<u>45</u>	20MIN _____
<u>52</u>	25MIN _____
<u>59</u>	30MIN _____
<u>78.2</u>	45MIN _____
<u>93.3</u>	60MIN _____
<u>147.3</u>	2HRS _____
<u>177.1</u>	3HRS _____
<u>199.4</u>	4HRS _____
<u>217.1</u>	5HRS _____
<u>233.1</u>	6HRS _____

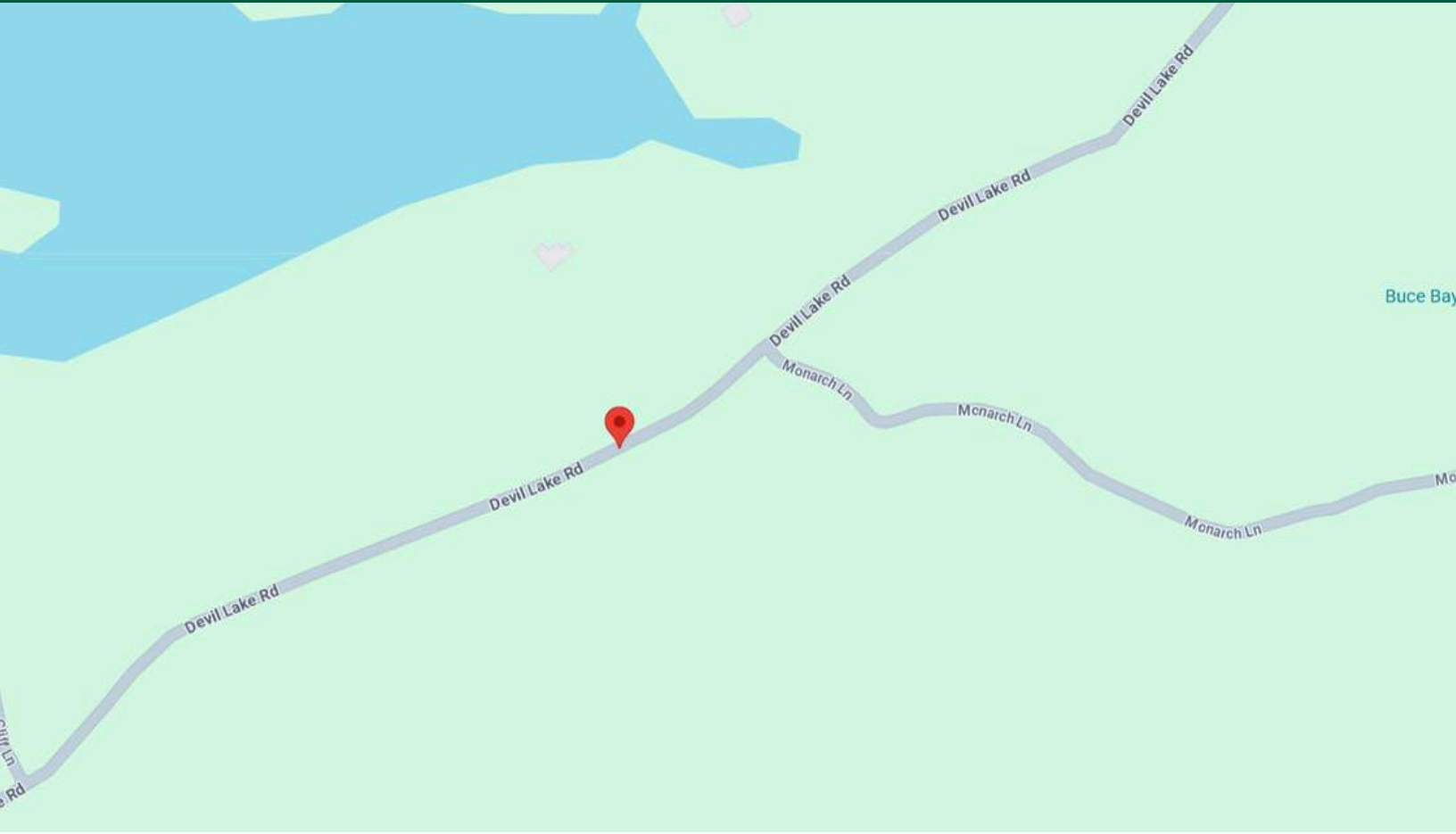
STATIC LEVEL 10.7' PUMP RATE 3 1/2 G.P.M  
WATER LEVEL END OF PUMPING 233.1'

REMARKS: WELL TAG #A349808

WELL IS 325' DEEP  
RECOMMENDED PUMP DEPTH 320'  
RECOMMENDED RATE 4G.P.M.

Ron Knox  
Ron Knox

# MAP



# INTERACTIVE LINKS

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/hckoNzWWAdnQU6Gs6>

## Video Tour




Scan the QR Code or Visit:  
<https://youtu.be/hocgq3KKGmw>

## 360 Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/DevilLakeLot1/>

# MLS LISTING

	<b>PT LTS 12 &amp; 13 Devil Lake Rd</b> <span style="float: right;">List: \$167,500 For: Sale</span> <b>South Frontenac Ontario K0G 1X0</b> South Frontenac Frontenac South Frontenac <b>SPIS: N</b> <b>Taxes: \$404.78/2024</b> <span style="float: right;"><b>DOM: 0</b></span>	
	Vacant Land <b>Link:</b> Other <b>Lot: 774.08 x 280 Feet</b> <b>Dir/Cross St:</b> Perth Road & Devil Lake Road	<b>Front On: E</b> <b>Acres: 2-4.99</b>

MLS#: X12499646 PIN#: 362470368  
 Possession Remarks: TBD Kitchens:

<b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> <b>Apx Age:</b> N <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b> <b>Access to Property:</b> Year Round Municipal Road <b>Waterfront:</b> None	<b>Exterior:</b> Other <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Rolling, Wooded/Treed	<b>Zoning:</b> <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> None <b>Waterfront:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Vacant land that will immerse you in nature! This heavily treed parcel of land has almost 5 acres of Canadian Shield terrain as well as rock outcroppings. There is a laneway in place as well as a deep, drilled well with plenty of water. The property is located directly across the road from Little Christie Lake and is in the heart of lake country. Devil Lake is nearby and has public access where you can launch your boat and enjoy a day on the lake. The location is private and peaceful on the east side of Devil Lake Road. All amenities can be found just 15 minutes away in the village of Westport or 45 minutes south to the city of Kingston.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*