



*Your Private Island Paradise
on Bobs Lake*

PT LT 25 Isaacs Acres, Frontenac, ON

- # X13172002
- \$ \$409,888
- 🛏 2 Bedrooms
- 🚿 1 Bathroom
- 📏 1.54 Acres
- 🌊 Bobs Lake

Private waterfront retreat located on Bobs Lake.

This 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!

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage




GURR
REAL ESTATE GROUP
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Frontenac, ON**

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Features

Water-Access Waterfront Cottage on Bobs Lake

- **Private Waterfront Retreat on Bobs Lake:** Private waterfront retreat located on Bobs Lake. This 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.
- **The Deck, Dock & Waterfront:** This cottage has a large deck that overlooks the lake and is serviced by a lake water 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.
- **The Bunkie:** Behind the cottage and just up the hill is a cute and cozy bunkie for family and guests.
- **Move-In Ready:** The cottage is being sold fully furnished inside and out, including a couple of kayaks. Start enjoying cottage life this summer!
- **The Views & The Lake:** 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!
- **Location & Access:** Westport or Sharbot Lake are both just a short distance away. Property is accessed by boat only. No road access.

Directions

- Hwy. 38 to Bradshaw Rd. follow right to Pine Shores Lane go to end of road, park and take boat.

MORE INFORMATION

Inclusions (All As Is):

- Large red deck umbrella
- Large outdoor dining table with chairs
- Small outdoor dining table with bench seats
- Small umbrella
- Napoleon BBQ with 2 propane tanks
- Water cooler dispenser
- Two refrigerators
- Electric Stove
- Small microwave
- 2 Window AC units (main cottage and bunkie)
- Large TV in living room
- Wall Mount TV in screened in deck
- Satellite dish and decoder (no service connected at this time)
- Three ceiling fans (indoor and out)
- Wood stove (WETT certified)
- Futon
- Book case/stand
- Coffee table
- Small folding table with chairs
- Two queen beds with bedding
- Two single beds with bedding
- One mattress in loft with bedding
- Bedding
- Room fans
- 2 deck lounge chairs
- Rad heater (sleeping cabin)
- Pots , pans, cooking utensils, small appliances, toaster oven, dishes , and cutlery
- Cottage has a Sun-Mar Centrex 3000 Composting Toilet with a low flow flush toilet
- Drip coffee machine

Expenses (2024/2025):

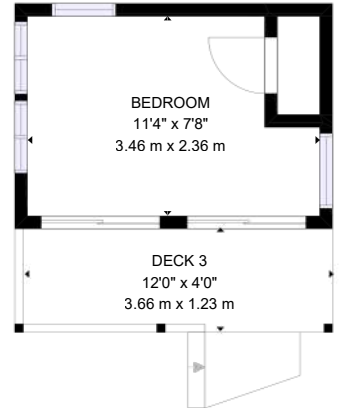
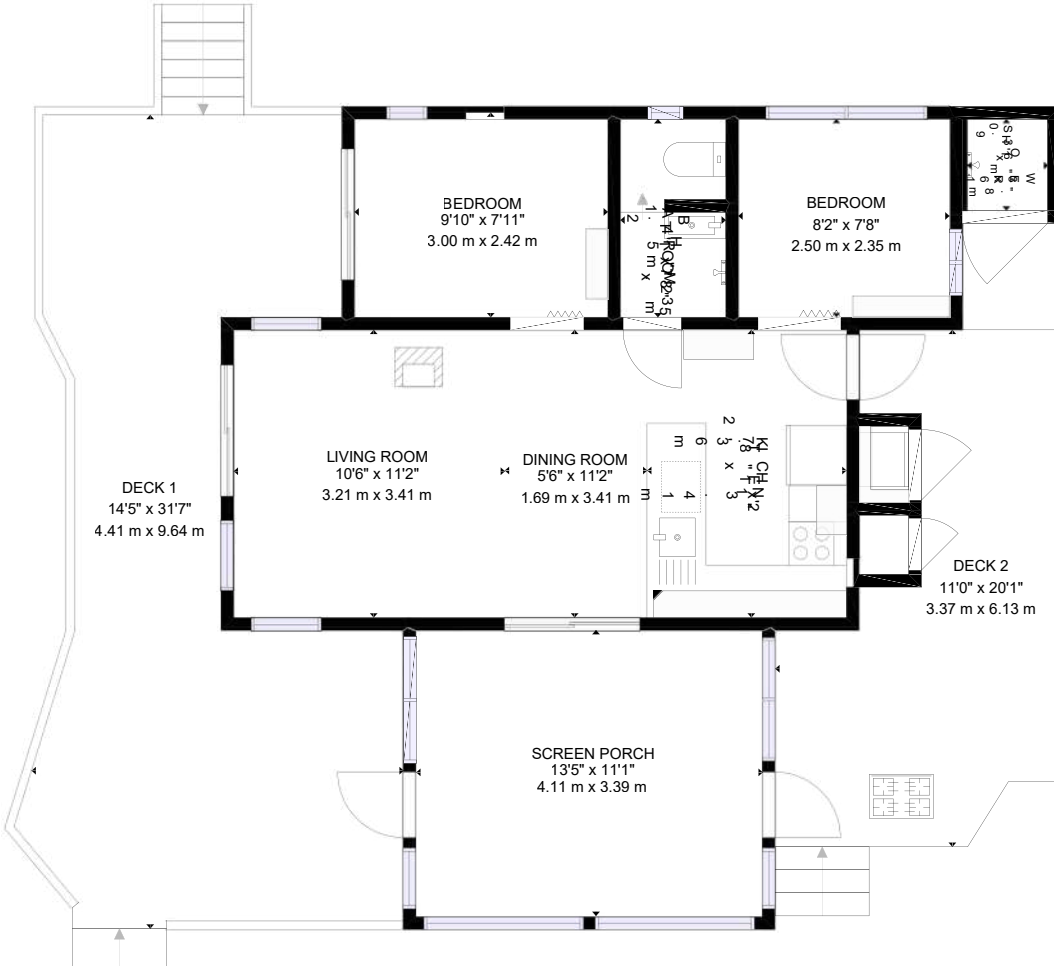
Property Taxes	Hydro	Pontoon Boat Slip & Parking	Internet (Rogers)	Insurance
\$1,658.16	approx. \$1,300 (<i>full occupancy</i>)	\$1274/year (<i>rental</i>)	\$75/month (<i>rental</i>)	\$1750/year (<i>commercial</i>)



GALLERY



FLOOR PLAN



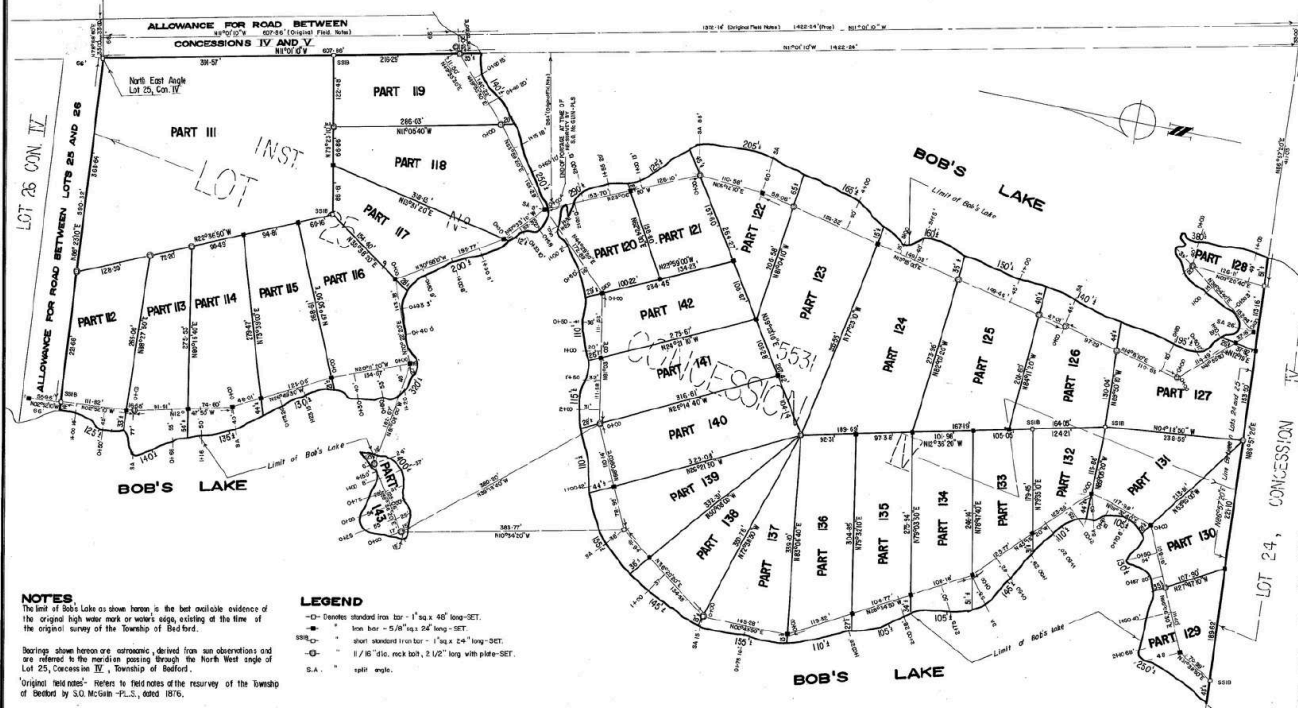
GROSS INTERNAL AREA
 EXCLUDED AREA: DECK 1: 319 sq.ft, 30 m², DECK 2: 177 sq.ft, 16 m², DECK 3: 46 sq.ft, 4 m², SCREEN PORCH: 150 sq.ft, 14 m²
 TOTAL: 556 sq.ft, 52 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

**PLAN OF SURVEY OF
PART OF LOT 25, CONCESSION IV
TOWNSHIP OF BEDFORD, COUNTY OF FRONTENAC**
Scale: 1" = 100'
D.E. ROBERTS - O.L.S.
1969

RECEIVED AND DEPOSITED AS:
PLAN RD - 79
DATE: *June 23 1969*
W.D. Robertson
REGISTRAR for the eastern division of the County of Frontenac



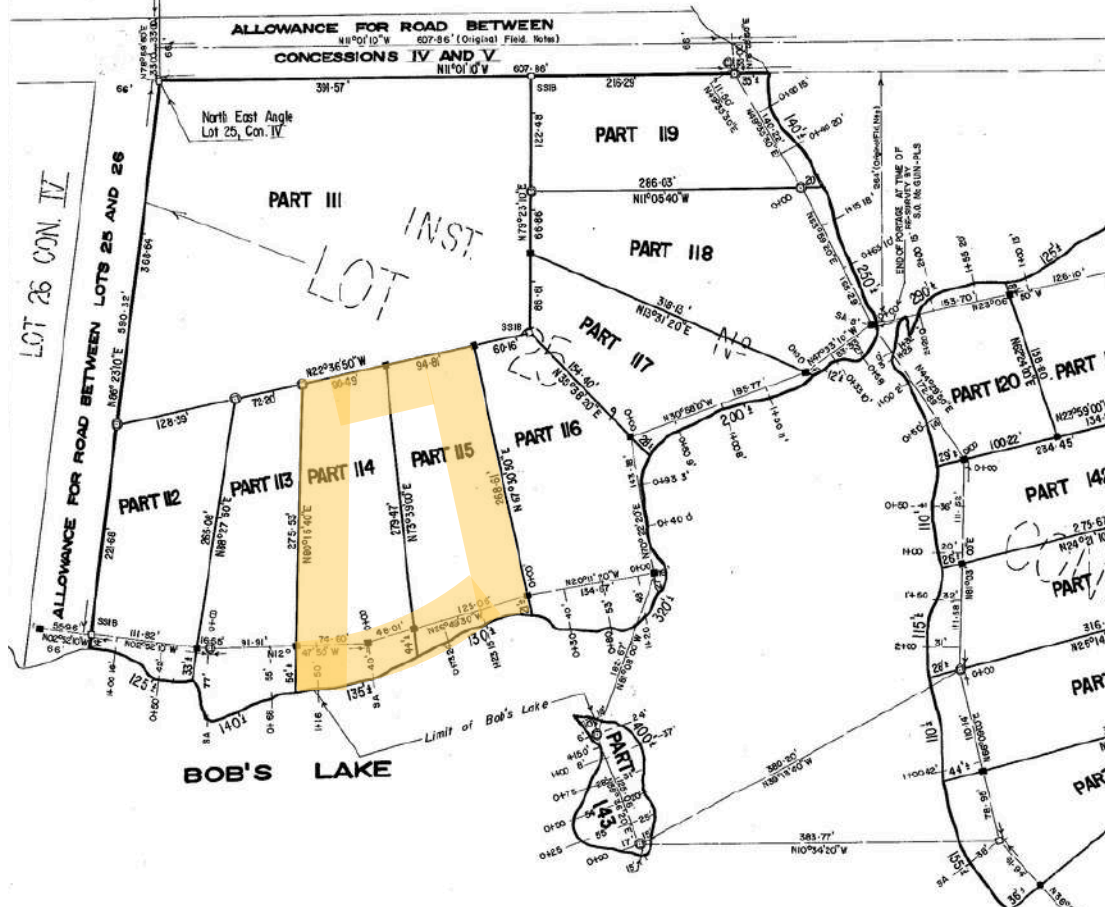
NOTES
The limit of Bob's Lake as shown herein is the best available evidence of the original high water mark or water's edge, existing at the time of the original survey of the Township of Bedford.
Bearings shown herein are astronomic, derived from sun observations and are referred to the meridian passing through the North West angle of Lot 25, Concession IV, Township of Bedford.
Original field notes: Refer to field notes of the survey of the Township of Bedford by S.G. McGinn - P.L.S., dated 1876.

LEGEND
-D- Devotee standard iron bar - 1" x 3/4" x 40" long - SET.
+ Iron bar - 5/8" x 3/4" x 24" long - SET.
-S- Short standard iron bar - 1" x 3/4" x 24" long - SET.
-C- 1/2" x 1/8" iron rock bolt, 2 1/2" long with plate - SET.
S.A. - split stake.

I require this plan to be deposited under PART II of the REGISTRY ACT.
Date: *JUNE 17 1969*
D.E. Roberts
D.E. ROBERTS - O.L.S.

SURVEYOR'S CERTIFICATE
I hereby certify that:
1. This survey and plan are carried out in accordance with the surveys act and the regulations made thereunder.
2. The survey was completed on the 6th day of June, 1969.
Date: *June 17 1969*
D.E. Roberts
D.E. ROBERTS
Ontario Land Surveyor

W.N. WILDMAN - ONTARIO LAND SURVEYOR
P.R. 1 KLEINBURG ONTARIO 80-2780
5292-3



AERIAL IMAGES



WETT INSTALLATION

Embers
 because... there's no place like home!
 63 North Street
 Perth, Ontario 264-0878
 K7H 2T1



PST Registration #: 9042 2783
 GST Registration #: 89965 8173 RT0001

Invoice #: 00010039

Bill To:

Ship To:



SALESPERSON	YOUR NO.	SHIP VIA	COL	PPD	SHIP DATE	TERMS	DATE	PG.
			X			C.O.D.	5/22/03	1
QTY.	ITEM NO.	DESCRIPTION	PRICE	UNIT	DISC %	EXTENDED	TAX	
1	Jotul #3 Wood	Jotul #3 Enamel Wood Green serial # 350338/Heat shield built into stove body by manufacturer	\$2,084.00			\$2,084.00	G	
1	UB6T	ICC DW Tee Pipe	\$67.00			\$67.00	G	
2	UB645	ICC DW 45 Degree Offset	\$45.00			\$90.00	G	
1	UB6AF	ICC DW Long Adjustable Length	\$155.00			\$155.00	G	
1	UB61SF	ICC DW 12" Adj Length	\$40.00			\$40.00	G	
1	UB618F	ICC DW 18" Fixed Length	\$54.00			\$54.00	G	
1	XL6ESS	Square Support	\$115.00			\$115.00	G	
1	XL6EFA	Flashing Mild	\$71.00			\$71.00	G	
1	XL6EDRC	Deluxe Rain Cap	\$57.00			\$57.00	G	
1	XL6EL48	48" Length Chimney	\$201.00			\$201.00	G	
1	XL6EL24	24" Length Chimney	\$101.00			\$101.00	G	
1	Labour WETT	Installation/ WETT Technician #5550 Phillip Fair	\$300.00			\$300.00	G	
1	UB6SE	ICC DW Stove Adaptor	\$13.00			\$13.00	G	
1	Napoleon P308	Nap BBQ Green RB PF 1 LPG #62042	\$1,362.00		15%	\$1,157.70	G	

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Yp6q2NnHE9T>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/zv0e6kKcXLM>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/AY7NzmYjTNKEccZBA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/00IsaacsAcres/>

MLS LISTING



PT LT 25 Isaacs Acres **List: \$409,888 For: Sale**
Frontenac Ontario KOH 2V0 Frontenac 47
 - Frontenac South Frontenac
SPIS: N **Taxes:** \$1,658.16/2025 **DOM:** 1

Other Link: Bungalow **Front On:** E **Rms:** 6
Acres: .50-1.99 **Bedrooms:** 2
Washrooms: 1
 1x3xMain

Lot: 135 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

MLS#: X13172002 **PIN#:** 362410140

Possession Remarks: TBD
Legal: PT LT 25 CON 4 BEDFORD PT 114, 13R79; T/W FR704961; SOUTH FRONTENAC

Kitchens: 1
Fam Rm: N
Basement: None Y
Fireplace/Stv:
Heat: Baseboard / Electric
A/C: Wall Unit
Central Vac: N
Apx Age: < 700
Apx Sqft: GeoWarehouse
Lot Size Source:
Roof: Asphalt Shingle, Metal
Foundation: Concrete Block, Piers
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Vinyl Siding / Wood
Gar/Gar Spcs: None / 0
Park/Drive: None
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

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: N
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

Water Body Name: Bobs Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 80 **Shoreline Exp:** W
Topography: Hilly, Rocky, Wooded/Treed **Alternative Power:** None
Water Features: Dock, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Water Only **Rural Services:** Cell Services, Electricity Connected
Docking Type: Private **Waterfront Accessory Bldgs:** Bunkie
Water View: Direct **Sewage:** Grey Water
WaterfrontYN: Y
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	11.81	x 11.15	Hardwood Floor
2	Living	Main	15.42	x11.15	Hardwood Floor
3	Kitchen	Main	7.87	x11.15	Hardwood Floor
4	Prim Bdrm	Main	9.84	x7.55	Hardwood Floor
5	2nd Br	Main	8.2	x7.55	3 Pc Bath
6	Bathroom	Main	7.55	x4.27	

Client Remks: Private waterfront retreat located on Bobs Lake. This 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 pull-down 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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Kingston, ON K7P 2Y5

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