



**58 Lower Lake Lane** **List: \$599,000 For: Sale**  
**Frontenac Ontario K0H 1T0**  
 Frontenac 47 - Frontenac South Frontenac  
**SPIS: No** **Taxes: \$3,098.68/2025** **DOM: 0**

Detached **Front On: W** **Rms: 11**  
**Link: N** **Acre: .50-1.99** **Bedrooms: 4**  
 2-Storey **Washrooms: 1**  
 1x4xMain

**Lot: 156.9 x 160 Feet Irreg:**  
**Dir/Cross St:** Lower Lake Lane / Upper Lake Lane  
**Directions:** Burr ridge Road to Burr ridge Lake Lane, left on Lower Lake Lane

**MLS#:** X13415476 **PIN#:** 362400115  
**Possession Remarks:** TBD  
**Legal:** PT LT 23 CON 7 BEDFORD AS IN FR703200 T/W FR703200; SOUTH FRONTENAC

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood	<b>Zoning:</b> RLSW
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> No
<b>Basement:</b> Unfinished / Part Bsmt	<b>Drive:</b> Private Double	<b>Hydro:</b> Yes
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b> No
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 4	<b>Phone:</b> Yes
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Other
<b>Central Vac:</b> No	<b>Pool:</b> None	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Lot Size Source:</b> GeoWarehouse	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>Roof:</b> Metal	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Golf, Lake Access, Place Of Worship, School, Waterfront, Wooded/Treed	<b>Waterfront:</b> Direct
<b>Foundation:</b> Concrete Block	<b>Exterior Feat:</b> Deck, Fishing, Landscaped, Privacy, Year Round Living	<b>Retirement:</b>
<b>Assessment:</b>	<b>Interior Feat:</b> Primary Bedroom - Main Floor, Water Heater Owned	<b>Accessibility:</b> None
<b>POTL:</b>	<b>Security Feat:</b> Smoke Detector	<b>Feat:</b>
<b>POTL Mo Fee:</b>		<b>Under Contract:</b> Propane Tank
<b>Elevator/Lift:</b>		<b>HST Applicable to</b> Not Subject to HST
<b>Laundry Lev:</b> Main		<b>Sale Price:</b>
<b>Phys Hdcap-Eqp:</b>		<b>Oth Struct:</b>
		Aux Residences, Garden Shed, Shed
		<b>Survey Type:</b> None

**Water Body Name:** Burr ridge Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 156.9  
**Topography:** Sloping, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

**Shoreline:** Clean, Sandy  
**Shoreline Allowance:** None  
**Shoreline Exp:** NW  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Internet High Speed, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x 7.55	Tile Floor
2	Bathroom	Main	7.55	x 7.22	Wood Floor 4 Pc Bath
3	Laundry	Main	8.53	x 7.55	Wood Floor
4	Prim Bdrm	Main	12.47	x 12.47	Wood Floor W/O To Deck
5	Kitchen	Main	11.81	x 11.48	Vinyl Floor
6	Family	Main	19.36	x 11.15	Hardwood Floor Combined W/Dining W/O To Deck
7	Den	Main	6.56	x 6.56	Wood Floor
8	Living	Main	22.97	x 15.42	Hardwood Floor W/O To Porch Fireplace
9	2nd Br	2nd	11.15	x 9.19	Wood Floor W/O To Balcony Electric Fireplace
10	3rd Br	2nd	12.8	x 8.2	Wood Floor
11	4th Br	2nd	12.8	x 12.47	Wood Floor Electric Fireplace

**Client Remks:** Welcome to your waterfront escape on the crystal-clear shores of Burr ridge Lake. Whether you're seeking a seasonal cottage retreat or a comfortable year-round residence, this exceptional property offers the perfect combination of natural beauty, privacy, and convenience. Set on approximately half an acre with an impressive 156.9' of pristine waterfront, this west-facing property captures spectacular sunsets and panoramic lake views. The gently sloping, nearly level lot provides easy access to the water, making it ideal for families of all ages. Enjoy swimming from the sandy shoreline, boating from the sturdy dock, or simply relaxing lakeside while taking in the peaceful surroundings. This charming four-bedroom cottage offers comfortable accommodations for family and guests and comes fully furnished, allowing you to start enjoying lake life from day one. Designed for extended seasonal use or year-round enjoyment, the property is

serviced by a full septic system and draws its water from the lake. A heat-trace waterline system helps maintain year-round water service, while the propane furnace, wood-burning fireplace, and propane fireplace provide warmth and comfort in every season. One of the cottage's most inviting features is its cozy, character-filled screened-in porch-the perfect place to enjoy morning coffee, read a book, or gather with friends while taking in the fresh lake air. A spacious deck provides additional outdoor living space for entertaining, dining, and enjoying the spectacular western sunsets over the water. With its sought-after waterfront, sandy shoreline, level access to the lake, year-round amenities, and fully furnished interior, this Burrige Lake property presents a rare opportunity to own a turnkey waterfront retreat. Whether you're looking for a family cottage, a year-round home, or a place to create generations of memories, this lakeside gem is ready to welcome you.

**Inclusions:** Fridge, Stove, Washer, Dryer, Microwave, Freezer, Bar Fridge, Dock, All Furniture, Paddle Boards X2, Kayaks X2

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