

PRICE  
REDUCED

*Sandy beach, sunrise views,  
and space for everyone!*

## 805 Burns Lane, Frontenac, ON

# X13174460

\$ \$575,000

2 Bedrooms

1 Bathroom

0.957 Acres

Bobs Lake

**Direct Bobs Lake waterfront with sandy beach, bunkie, and separate guest accommodation on 0.957 acres.**

Set along the breathtaking shores of Bobs Lake, this exceptional waterfront property offers the perfect opportunity to enjoy peaceful lakeside living, create a multi-family retreat, or generate excellent rental income potential on one of the region's most sought-after lakes. Positioned on a quiet bay with spectacular east-facing views, the property features level access to the waterfront, a clean shoreline, a sandy beach area, and multiple docks for effortless enjoyment of the lake.

*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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Frontenac, ON**

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# FEATURES



**Direct Bobs Lake waterfront with sandy beach, bunkie, and separate guest accommodation on 0.957 acres.**

- **A Bobs Lake Retreat:** Set along the breathtaking shores of Bobs Lake, this exceptional waterfront property offers the perfect opportunity to enjoy peaceful lakeside living, create a multi-family retreat, or generate excellent rental income potential on one of the region's most sought-after lakes. Positioned on a quiet bay with spectacular east-facing views, the property features level access to the waterfront, a clean shoreline, a sandy beach area, and multiple docks for effortless enjoyment of the lake.
- **Main Cottage:** The main cottage offers a warm and inviting layout featuring two bedrooms, a full bathroom, a functional kitchen, and a spacious living room with beautiful lake views. A large dock extending into deeper water provides excellent swimming and boating access, while a lakeside fire pit creates the perfect gathering place for evenings under the stars. Beneath the front of the cottage, a convenient storage area provides additional room for water toys and outdoor equipment.
- **Guest Accommodation:** Adding tremendous versatility to the property is a camper trailer with a thoughtfully constructed addition that functions as a separate guest accommodation. This space includes two bedrooms, a bathroom, kitchen, and comfortable family room, making it ideal for extended family, guests, or seasonal rental opportunities.
- **The Waterfront and Grounds:** Additional features include an older single-car garage and shed, a garden shed, a large detached bunkie for overflow sleeping or recreation space, a drilled well, and a septic system. All buildings are fully furnished and ready for immediate enjoyment by the next owners. At the entrance to the property, there is a right-of-way providing access, parking, and dock for the owner of a nearby island property.
- **Bobs Lake:** Known as one of the largest and most desirable lakes in the region, Bobs Lake stretches approximately 19 km and offers the quintessential Canadian Shield experience with countless islands, scenic inlets, exceptional fishing, and endless boating exploration.

## Directions

- Green Bay Road to Burns Road onto Burns Lane. Follow to #805.

# MORE INFORMATION

## Build & Property Notes

- Year Built: 1991
- Water: Drilled well (previously tested, safe for drinking), UV filtration system, septic
- Windows: Newer double-pane with screens
- Internet: Not currently connected; service is available
- Note: There is a right-of-way on the property providing access to a nearby island property

## Rental Income Potential

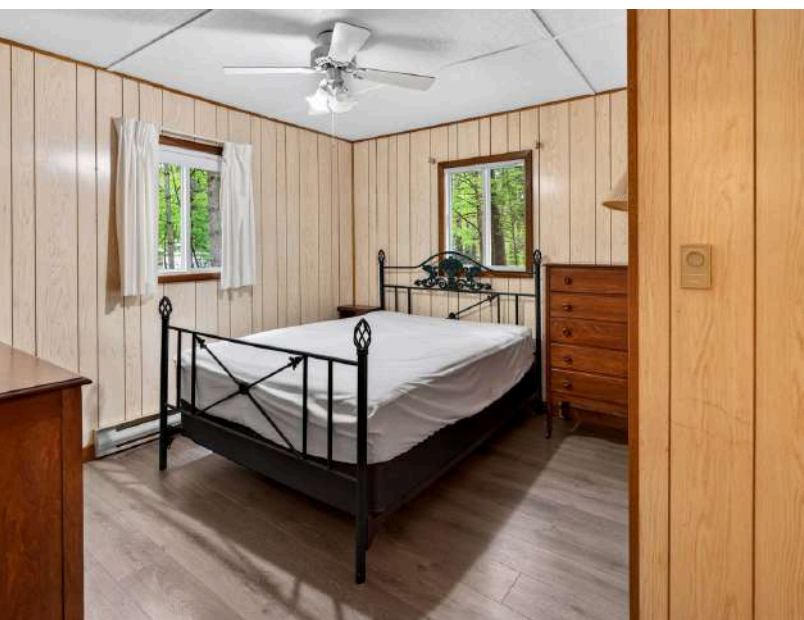
This property has been operated as a dual rental with two completely separate and private waterfront areas, each with its own dock. One area features a sandy beach. During prime summer months, the main cottage generated approximately \$2,500/week and the trailer approximately \$1,500/week, for a combined weekly rental income of \$4,000 at peak season. Both areas offer excellent swimming, boating, and privacy.



## Expenses (2025):

| Property Taxes | Insurance | Hydro                       | Water/Sewer                        |
|----------------|-----------|-----------------------------|------------------------------------|
| \$3,140.14     | ~\$2,900  | ~\$1,100 (billed quarterly) | Well and septic, no municipal fees |

# GALLERY



# GALLERY



# FLOOR PLAN



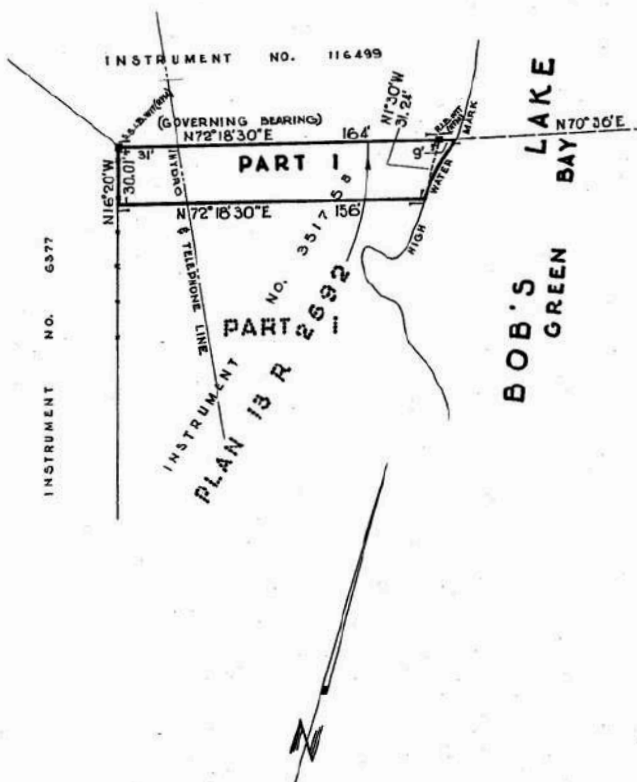
GROSS INTERNAL AREA  
 EXCLUDED AREA  
 BALCONY: 56 sq.ft, 5.22 m<sup>2</sup>; DECK: 35 sq.ft, 3.25 m<sup>2</sup>  
 TOTAL: 1460 sq.ft, 135.66 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SURVEY

**PLAN OF SURVEY**  
**PART OF LOT 25 - CONCESSION V**  
**TOWNSHIP OF BEDFORD**  
**MUNICIPALITY OF THE TOWNSHIP OF BEDFORD**  
**COUNTY OF FRONTENAC**  
**M. H. KALDEWAY LTD.**  
**SCALE : 1" = 50'**  
**1982**

|  |     |      |           |  |  |
|--|-----|------|-----------|--|--|
| I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT. |     |      |           | RECEIVED AND DEPOSITED AS                                      |  |
| August 31 <sup>st</sup> 1982   |     |      |           | PLAN 13 R 5063   |  |
| <i>M.H. Kaldeway</i>   |     |      |           | Sept. 3 1982   |  |
| M. H. KALDEWAY   |     |      |           |  |  |
| PART   | LOT | CON. | INST. NO. | LAND REGISTRAR FOR THE REGISTRY DIVISION OF FRONTENAC (No. 13) |  |
| 1  | 25  | V    | 351758    |  |  |



CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

| LEGEND   |   |
|----------|---|
| —        | denotes fence                               |
| S.B.     | denotes iron bar 1/2" x 2                   |
| I.B.     | denotes iron bar 5/8" x 2                   |
| S.S.B.   | denotes iron bar 1" x 2                     |
| S.I.B.   | denotes iron bar 1" x 4                     |
| C.M.     | denotes concrete monument                   |
| R.B.     | denotes rock bar                            |
| □        | denotes planted monument                    |
| ■        | denotes found monument                      |
| — —      | denotes iron pipe                           |
| R.U.B.   | denotes iron bar 3/4" x 3" with cap         |
| (S.S.M.) | denotes 2 1/2" x 1/2" x 1/2" limestone lat. |

BEARINGS ARE ASTRONOMIC, AND REFER TO THE BEARINGS SHOWN ON PLAN 13 R 2692.

NOTE: TIE LINE DERIVED FROM PLAN 13 R 2692.

**SURVEYOR'S CERTIFICATE**

I hereby certify that:

- This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.
- The survey was completed on the 4<sup>th</sup> day of August, 1982.

August 16<sup>th</sup> 1982  
*M.H. Kaldeway*  
 M. H. KALDEWAY,  
 Ontario Land Surveyor.  
**M. H. KALDEWAY LTD.**  
 ONTARIO LAND SURVEYORS  
 61 King Street East, Brockville, Ontario.

Order No. 82-120.

13R 5063



# WELL RECORD



The Ontario Water Resources Act

## WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED  
2. CHECK  CORRECT BOX WHERE APPLICABLE

11 2213479 MUNICIPAL 22002 CON 105

COUNTY OR DISTRICT: Frontenac TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Bedford LOT: 25620  
 LOW BLOCK, TRACT, SURVEY, ETC.: 5 DATE COMPLETED: 10 Dec 90  
3 North Gore, Ontario KOA 270

| LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS) |                      |                 |                     |              |            |
|--|----------------------|-----------------|---------------------|--------------|------------|
| GENERAL COLOUR   | MOST COMMON MATERIAL | OTHER MATERIALS | GENERAL DESCRIPTION | DEPTH - FEET |            |
|  |                      |                 |                     | FROM         | TO         |
| <u>brown</u>   | <u>soil</u>          |                 |                     | <u>0</u>     | <u>1</u>   |
| <u>white</u>   | <u>limestone</u>     |                 |                     | <u>1</u>     | <u>120</u> |

31 \_\_\_\_\_  
32 \_\_\_\_\_

**41 WATER RECORD**

| WATER FOUND AT - FEET | KIND OF WATER  |
|-----------------------|--|
| <u>70'</u>            | <input checked="" type="checkbox"/> FRESH <input checked="" type="checkbox"/> SULPHUR <input checked="" type="checkbox"/> MINERALS |
| <u>118'</u>           | <input checked="" type="checkbox"/> FRESH <input checked="" type="checkbox"/> SULPHUR <input checked="" type="checkbox"/> MINERALS |
| 10-13                 | <input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS                                  |
| 15-18                 | <input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS                                  |
| 10-33                 | <input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS                                  |
| 15-28                 | <input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS                                  |
| 10-33                 | <input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS                                  |

**51 CASING & OPEN HOLE RECORD**

| INSIDE DIAM INCHES | MATERIAL  | WELL THICKNESS INCHES | DEPTH - FEET |
|--------------------|---|-----------------------|--------------|
|                    |   |                       | FROM TO      |
| <u>6 1/2</u>       | <input checked="" type="checkbox"/> STEEL <input checked="" type="checkbox"/> GALVANIZED <input checked="" type="checkbox"/> CONCRETE <input checked="" type="checkbox"/> OPEN HOLE <input checked="" type="checkbox"/> PLASTIC | <u>.188</u>           | <u>0 22</u>  |
| 10-11              | <input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC  |                       | 10-16        |
| 17-18              | <input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC  |                       | 20-23        |
| 24-25              | <input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC  |                       | 27-30        |

**SCREEN**

| SITE(S) OF OPENING (SLOT NO.) | DIAMETER     | LENGTH       |
|-------------------------------|--------------|--------------|
|                               | INCHES       | FEET         |
|                               | <u>31-33</u> | <u>39-40</u> |

**61 PLUGGING & SEALING RECORD**

| DEPTH SET AT - FEET | MATERIAL AND TYPE | (CEMENT GROUT LEAD PACKER, ETC.) |
|---------------------|-------------------|----------------------------------|
| FROM TO             |                   |                                  |
| <u>0 20</u>         | <u>grout</u>      |                                  |
| 10-13 14-17         |                   |                                  |
| 18-21 22-25         |                   |                                  |
| 24-29 30-33         |                   |                                  |

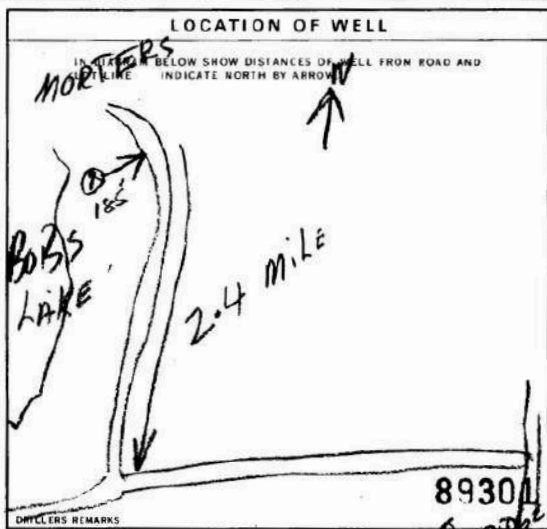
**71 PUMPING TEST METHOD**

1  PUMP 2  BAILER

PUMPING RATE: 6 GPM DURATION OF PUMPING: 1 HOURS

| STATIC LEVEL   | WATER LEVEL END OF PUMPING | WATER LEVELS DURING |            |            |            |            |
|----------------|----------------------------|---------------------|------------|------------|------------|------------|
|                |                            | 15 MINUTES          | 30 MINUTES | 45 MINUTES | 60 MINUTES |            |
| <u>31</u> FEET | <u>120</u>                 | <u>120</u>          | <u>120</u> | <u>120</u> | <u>120</u> | <u>120</u> |

RECOMMENDED PUMP TYPE:  SHALLOW  DEEP



**FINAL STATUS OF WELL**

1  WATER SUPPLY 5  ABANDONED - INSUFFICIENT SUPPLY  
 2  OBSERVATION WELL 6  ABANDONED - POOR QUALITY  
 3  TEST HOLE 7  UNFINISHED  
 4  RECHARGE WELL 8  DEWATERING

**WATER USE**

1  DOMESTIC 5  COMMERCIAL  
 2  STOCK 6  MUNICIPAL  
 3  IRRIGATION 7  PUBLIC SUPPLY  
 4  INDUSTRIAL 8  COOLING OR AIR CONDITIONING  
 9  OTHER 10  NOT USED

**METHOD OF CONSTRUCTION**

1  CABLE TOOL 6  BORING  
 2  ROTARY (CONVENTIONAL) 7  DIAMOND  
 3  ROTARY (REVERSE) 8  JETTING  
 4  ROTARY (AIR) 9  DRIVING  
 5  AIR PERCUSSION 10  DIGGING  OTHER

**CONTRACTOR**

NAME OF WELL CONTRACTOR: DALY WELL DRILLING LIMITED WELL CONTRACTOR'S LICENCE NUMBER: 1704  
 ADDRESS: Krona, Ontario KOA 2W0  
 NAME OF WELL TECHNICIAN: Mr. Albertson WELL TECHNICIAN'S LICENCE NUMBER:  
 SIGNATURE OF TECHNICIAN/CONTRACTOR: [Signature] SUBMISSION DATE: 10 Dec 90

**OFFICE USE ONLY**

DATE RECEIVED: 1704 APR 09 1991  
 DATE OF INSPECTION: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_  
 REMARKS: \_\_\_\_\_  
 CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506 (11/86) FORM 9

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=heqV5vhU6wr>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/x6LNw1YUeNU>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/dNqgbX2Pj2gUovA88>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/805BurnsLane/>

# MLS LISTING



**805 Burns Lane** **List: \$575,000 For: Sale**  
**Frontenac Ontario K0H 1T0**  
 Frontenac 47 - Frontenac South Frontenac  
**SPIS:** No **Taxes:** \$3,140.14/2025

Detached **Front On:** E **Rms:** 8  
**Link:** N **Acre:** .50-1.99 **Bedrooms:** 2  
 Bungalow **Washrooms:** 1  
 1x4xMain

**Lot:** 307.77 x 172 Feet **Irreg:**  
**Dir/Cross St:** Burns Lane / Burns Road  
**Directions:** Green Bay Road to Burns Road onto Burns Lane Follow to #805

**MLS#:** X13174460 **PIN#:** 362410125

**Possession Remarks:** TBD  
**Legal:** PT LT 25 CON 5 BEDFORD PT 1, 13R2692; T/W & S/T FR363039; SOUTH FRONTENAC

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Baseboard / Electric  
**A/C:** Wall Unit  
**Central Vac:** No  
**Apx Age:**  
**Year Built:** 1991  
**Apx Sqft:** 700-1100  
**Lot Size Source:** GeoWarehouse  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete Block, Piers  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Main  
**Phys Hdcap-Eqp:**

**Exterior:** Vinyl Siding  
**Gar/Gar Spcs:** Detached / 1  
**Drive:** Private Double  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 5  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Beach, Lake Access, Level, Waterfront, Waterfront, Wooded/Treed  
**Exterior Feat:** Deck, Fishing, Privacy  
**Interior Feat:** Primary Bedroom - Main Floor, Water Heater Owned  
**Security Feat:** Smoke Detector

**Zoning:** RLSW  
**Cable TV:** No  
**Hydro:** Yes  
**Gas:** No  
**Phone:** A  
**Water:** Well  
**Water Supply Type:** Drilled Well  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:** Direct  
**Retirement:**  
**HST Applicable to:** Not Subject to HST  
**Sale Price:**  
**Oth Struct:**  
 Aux Residences, Drive Shed, Out Buildings, Shed  
**Survey Type:** Unknown

**Water Body Name:** Bobs Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 307.77  
**Topography:** Level, Wooded/Treed  
**Water Features:** Beach Front, Dock  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

**Shoreline:** Clean, Deep, Sandy  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** Unknown  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Telephone Available  
**Waterfront Accessory Bldgs:** Bunkie

| # | Room      | Level | Length (ft) | Width (ft) | Description              |
|---|-----------|-------|-------------|------------|--------------------------|
| 1 | Kitchen   | Main  | 15.09       | x 11.48    | Laminate                 |
| 2 | Dining    | Main  | 9.19        | x 7.55     | Laminate                 |
| 3 | Living    | Main  | 19.36       | x11.15     | Broadloom W/O To Balcony |
| 4 | Pantry    | Main  | 7.55        | x 4.59     | Laminate                 |
| 5 | Bathroom  | Main  | 9.51        | x6.56      | 4 Pc Bath Laminate       |
| 6 | Laundry   | Main  | 9.51        | x 8.86     | Laminate                 |
| 7 | Prim Bdrm | Main  | 11.48       | x11.15     | Laminate                 |
| 8 | 2nd Br    | Main  | 11.48       | x11.48     | Laminate                 |

**Client Remks:** Set along the breathtaking shores of Bobs Lake, this exceptional waterfront property offers the perfect opportunity to enjoy peaceful lakeside living, create a multi-family retreat, or generate excellent rental income potential on one of the region's most sought-after lakes. Positioned on a quiet bay with spectacular east-facing views, the property features level access to the waterfront, a clean shoreline, a sandy beach area, and multiple docks for effortless enjoyment of the lake. The main cottage offers a warm and inviting layout featuring two bedrooms, a full bathroom, a functional kitchen, and a spacious living room with beautiful lake views. A large dock extending into deeper water provides excellent swimming and boating access, while a lakeside fire pit creates the perfect gathering place for evenings under the stars. Beneath the front of the cottage, a convenient storage area provides additional room for water toys and outdoor equipment. Adding tremendous versatility to the property is a camper trailer with a thoughtfully constructed addition that functions as a separate guest accommodation. This space includes two bedrooms, a bathroom, kitchen, and comfortable family room, making it ideal for extended family, guests, or seasonal rental opportunities. Additional features include an older single-car garage/shed, a garden shed, a large detached bunkie for overflow sleeping or recreation space, a drilled well, septic system, and fully furnished buildings ready for immediate enjoyment by the next owners. At the entrance to the property, there is a right-of-way providing access, parking and dock for the owner of a nearby island property. Known as one of the largest and most desirable lakes in the region, Bobs Lake stretches approximately 19 km and offers the quintessential Canadian Shield experience with countless islands, scenic inlets, exceptional fishing, and endless boating exploration.

**Inclusions:** Refrigerator, Dishwasher, Stove, Microwave, All contents  
**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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