PT Island B Gracey's Isle **List: $199,900 For: Sale**
Frontenac Ontario K0H 2P0
Frontenac 45 - Frontenac Centre Frontenac
SPIS: No **Taxes:** $893.78/2025 **DOM: 115**

Vacant Land **Front On:** W **Rms:**
Link: **Acre:** 2-4.99 **Bedrooms:** 0
Washrooms: 0

Lot: 500 x 265.54 Feet **Irreg:**
Dir/Cross St: Gracey's Island
Directions: Contact listing agent. Boat access only.

MLS#: X12787966 **PIN#:** 362320273
Possession Remarks: TBD **Vacant Land Condo:** No
Legal: PT ISLAND B IN SHARBOT LAKE OSO PT 3, 13R8058; CENTRAL FRONTENAC

Kitchens:		**Exterior:**		**Zoning:**	
Fam Rm:		**Gar/Gar Spcs:**		**Cable TV:**	No
Basement:		**Drive:**		**Hydro:**	No
Fireplace/Stv:		**Drive Park Spcs:**		**Gas:**	No
Heat:		**Tot Prk Spcs:**		**Phone:**	No
A/C:		**UFFI:**		**Water:**	
Central Vac:	No	**Pool:**		**Water Supply Type:**	None
Apx Age:		**Energy Cert:**		**Sewer:**	
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Lot Shape:	Irregular	**GreenPIS:**		**Farm/Agr:**	
Lot Size Source:	GeoWarehouse	**Prop Feat:** Beach, Lake Access, Park, Waterfront, Waterfront, Wooded/Treed		**Waterfront:**	Direct
Assessment:		**Exterior Feat:** Fishing, Privacy, Seasonal Living		**Retirement:**	
POTL:				**HST Applicable to**	Not Subject to HST
POTL Mo Fee:				**Sale Price:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:				**Survey Type:**	Available
Phys Hdcap-Eqp:					

Water Body Name: Sharbot Lake
Water Body Type: Lake
Water Frontage (M): 500
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Island, Waterfront-Deeded
Access to Property: By Water, Private Docking
Docking Type: None
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean, Natural, Sandy
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: Beautiful Sharbot Lake island property. This vacant land parcel consists of over 3 acres of land with waterfrontage on both sides of Gracey's Island. Access to the island is easy from one of the public boat launches just a few minutes away. There is a public boat launch at the bridge separating the two sections of the lake and there is also a beach and play area in this area. The Village of Sharbot Lake offers access to all amenities and Sharbot Lake Provincial Park is located just north of this property. Sharbot Lake is a deep, spring fed lake that has many islands spread throughout the lake and offers great boating, swimming and fishing opportunities. Some fish species in the lake include trout, walleye, bass and pike. Located less than an hour from Kingston or an hour and a half from Ottawa.

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

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