

	1057 Forest Lane Frontenac Ontario K0H 2P0 Frontenac 45 - Frontenac Centre Frontenac SPIS: No Taxes: \$1,995.86/2026		List: \$389,900 For: Sale Last Status: NEW DOM: 0		
	Vacant Land Link:	Front On: S Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0		
	Lot: 216.54 x 639 Feet Irreg: Dir/Cross St: Forest Lane / Empire Lane Directions: Hwy. 7 west of Sharbot Lake to Empire Lane, follow to Forest lane, stay right to #1057				
MLS#: X13837484 PIN#: 362251000 Possession Remarks: TBD Legal: PT LT 13 CON 8 OLDEN PT 2, 13R13230; T/W FR651628; CENTRAL FRONTENAC					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Gar/Gar Spcs: Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Ravine, Rolling, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing, Privacy			
		Zoning: RW Cable TV: No Hydro: No Gas: No Phone: No Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Other, Out Buildings Survey Type: None			
Water Body Name: Sharbot Lake Water Body Type: Lake Water Frontage (M): 216.54 Topography: Hilly, Rocky, Wooded/Treed Water Features: Dock Access to Property: Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct		Shoreline: Deep, Natural, Rocky Shoreline Allowance: None Shoreline Exp: SW Alternative Power: Generator-Wired Easements/Restrict: Unknown Rural Services: Cell Services Waterfront Accessory Bldgs: Bunkie Sewage: Privy			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover the natural beauty and privacy of this exceptional 7-acre waterfront parcel on the north shore of Sharbot Lake's west basin. Elevated above the lake, this property offers approximately 216 feet of south-facing natural shoreline, mature forest, rocky terrain and a peaceful cottage-country setting. A rough trail winds from the elevated building area through the forest to the water's edge, where an aluminum dock is already in place. A circular driveway provides access throughout the property, while a large cleared area offers potential for a future building site. The property includes an insulated Bunkie with a bedroom area, living room with woodstove, and rough-in for a small bathroom. Hydro is not currently available at the property; however, the Bunkie is wired to operate from conventional Hydro, a 12V battery system, or a generator. An outhouse and storage shed provide additional convenience. Enjoy the privacy of a mature forest, the natural beauty of exposed rock, and easy access to the lake for swimming, boating, fishing, or simply relaxing by the water. With its combination of 7 acres, 216 feet of south-facing waterfront, elevated terrain, mature forest, existing improvements, dock, driveway, and potential future building area, this is a great opportunity to create your own private Sharbot Lake retreat. Inclusions: BBQ, Electric cooler, bed and mattress, fireplace tools, ash bucket, round table and chairs (3), interior cabinets, wooden cart, plastic shelves, some tools in shed, 1 chainsaw, 2 spade/shovels, 2 snow shovels, rake, dock Exclusions: Outdoor table & 4 chairs, 2 outdoor lounge chairs, 1 outdoor table, 2 swivel chairs, 1 couch, generac generator, coolers, portable commode, workbench, kayaks, rectangular table top, wheel barrow, lamps, personal items					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					