

PRICE
REDUCED

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

805 Burns Lane, Frontenac, ON

X13174460

\$ \$550,000

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

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**805 Burns Lane
Frontenac, ON**

Features	3
More Information	4
Gallery	5
Floor Plan	7
Survey & Aerial Images	8
Well Record	9
Interactive Links	10
MLS Listing	11
Contact Information	12

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



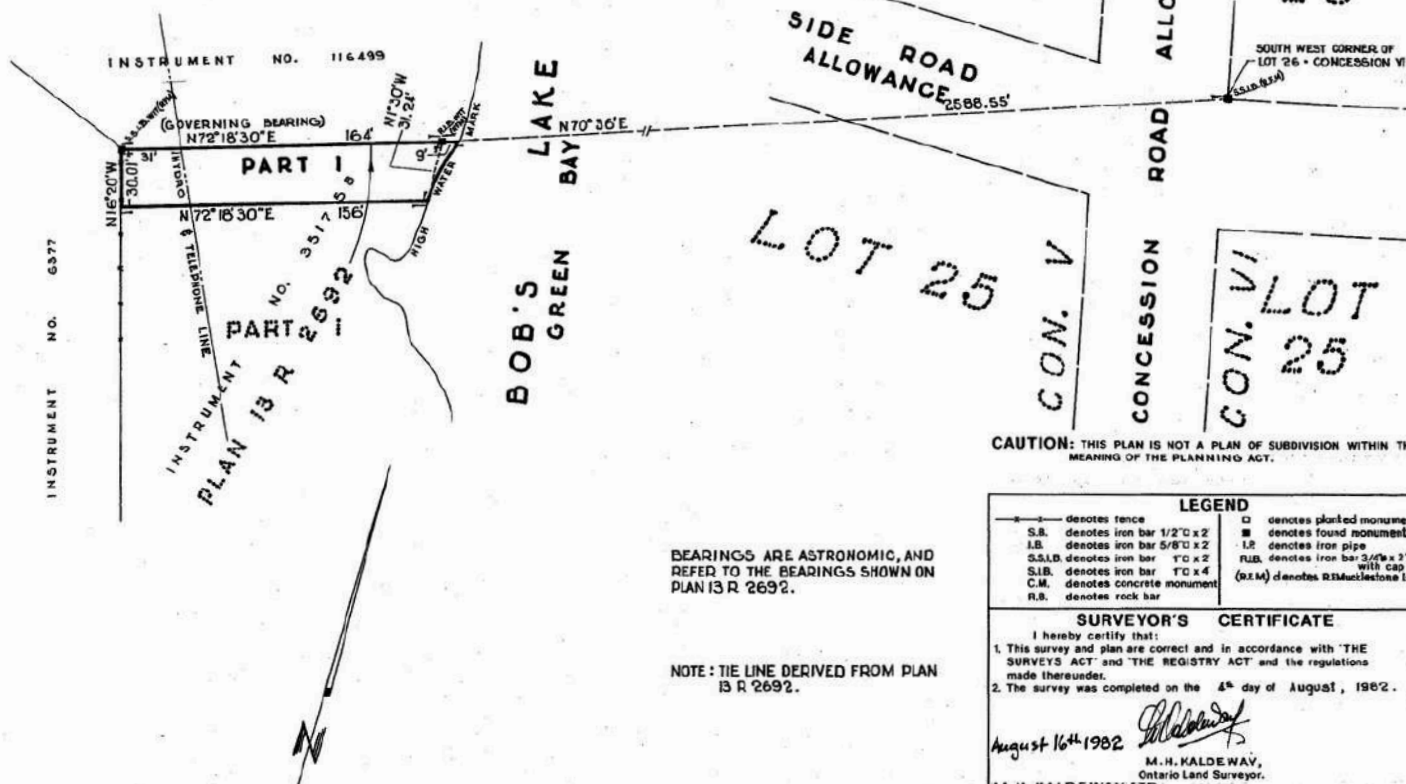
GROSS INTERNAL AREA
EXCLUDED AREA
BALCONY: 56 sq.ft, 5.22 m²; DECK: 35 sq.ft, 3.25 m²
TOTAL: 1460 sq.ft, 135.66 m²

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. August 31 st 1982				RECEIVED AND DEPOSITED AS PLAN 13 R 5063 Sept. 3 1982	
					
M.H. KALDEWAY					
PART		LOT	CON.	INST. NO.	
1		25	V	351758	
				REGISTRY DIVISION OF FRONTENAC	



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

LEGEND

—	denotes fence	■	denotes planted monument
S.B.	denotes iron bar 1/2"x2	□	denotes found monument
I.B.	denotes iron bar 5/8"x2	I.P.	denotes iron pipe
S.S.I.B.	denotes iron bar 1"x2	R.U.B.	denotes iron bar 3/4"x3" with cap
S.I.B.	denotes iron bar 1"x4	(D.M.)	denotes Dismucilstone tied
C.I.	denotes concrete monument		

SURVEYOR'S CERTIFICATE

I hereby certify that:

1. This survey and plan are correct and in accordance with 'THE SURVEYS ACT' and 'THE REGISTRY ACT' and the regulations made thereunder.
2. The survey was completed on the 4th day of August, 1962.

August 16th 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



Page 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 Frontenac Ontario K0H 1T0 Frontenac 47 - Frontenac South Frontenac SPIS: No Taxes: \$3,140.14/2025		List: \$550,000 For: Sale	
Detached Link: N Bungalow	Front On: E Acre: .50-1.99	Rms: 8 Bedrooms: 2 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
4	Pantry	Main	7.55	x 4.59	Laminate
5	Bathroom	Main	9.51	x6.56	4 Pc Bath
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



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!