



805 Burns Lane		List: \$550,000 For: Sale	
Frontenac Ontario K0H 1T0		Last Status: PC	
Frontenac 47 - Frontenac South Frontenac		DOM: 127	
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	Exterior: Vinyl Siding	Zoning: RLSW
Fam Rm: N	Garage: Yes	Cable TV: No
Basement: None	Gar/Gar Spcs: Detached / 1	Hydro: Yes
Fireplace/Stv: N	Drive: Private Double	Gas: No
Heat: Baseboard / Electric	Drive Park Spcs: 4	Phone: A
A/C: Wall Unit	Tot Prk Spcs: 5	Water: Well
Central Vac: No	UFFI:	Water Supply Type: Drilled Well
Apx Age:	Pool: None	Sewer: Septic
Year Built: 1991	Energy Cert:	Spec Desig: Unknown
Apx Sqft: 700-1100	Cert Level:	Farm/Agr:
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: Direct
Roof: Asphalt Shingle	Prop Feat: Beach, Lake Access, Level, Waterfront, Waterfront, Wooded/Treed	Retirement:
Foundation: Concrete Block, Piers	Exterior Feat: Deck, Fishing, Privacy	HST Applicable to: Not Subject to HST
Assessment:	Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	Sale Price:
POTL:	Security Feat: Smoke Detector	Oth Struct:
POTL Mo Fee:		Aux Residences, Drive Shed, Out Buildings, Shed
Elevator/Lift:		Survey Type: Unknown
Laundry Lev: Main		
Phys Hdcap-Eqp:		

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	x 11.15	Broadloom W/O To Balcony
4	Pantry	Main	7.55	x 4.59	Laminate
5	Bathroom	Main	9.51	x 6.56	4 Pc Bath Laminate
6	Laundry	Main	9.51	x 8.86	Laminate
7	Prim Bdrm	Main	11.48	x 11.15	Laminate
8	2nd Br	Main	11.48	x 11.48	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

Exclusions: None

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