

FOR SALE DOM: 4

List Date: 5/3/2019

Sold Date:

18 Dragonfly LN

South Frontenac K0G 1X0

K19002745

Residential | Detached | Freehold

\$529,900 (LP)

(SP)



2 Storey

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	1	1		28

Age Range: 21-30 Years
 SqFt Range:
 Lot Size: 203.70 x 342.1
 Property Size: 1.0 -2.99 Acres 1.60

Garage No
 Waterfront Yes

District: **Frontenac County**
 Sub-District: **47 - Frontenac South**
 Zoning: **RLSW**
 PIN: **362490074**
 Taxes: **\$3,541.68 (2018)**
 Possession: **TBD**
 Access: **Private**
 Rentals: **Propane Tank**

Legal Desc: PT LT 7 CON 10 BEDFORD AS IN FR737521; S/T & T/W FR737521; SOUTH FRONTENAC

Directions: Devil Lake Road to West Devil Lake Lane to Dragonfly Lane. Follow to #18. Watch for sign.

Devil Lake

WF (ft): 203.74 WF Exp: South East

WF Features: Dock, Dock-Floating, Stairs to WF

Shoreline: Rocky, Clean, Deep

Ext Finish: **Log**
 Roof: **Metal**
 Foundation: **Poured Concrete**

Water	Sewer	Amps
Drilled Well, UV System, Water Treatment	Septic	200

Basement	Basement Finish
Full Basement	Unfinished
Heating Fuel	Heating Type
Electric, Propane Gas	Baseboard, Stove
FP:	HW Heat: Electric

Driveway:
 D/W Details: **Gravel**
 Prkg Spaces:
 Garage Features:

Int Features: **Carpet Free**
 Ext Features: **BBQ Gas Hookup, Deck, Screened Porch, Storage Shed**
 Services: **Garbage Pickup, High Speed Internet, Hydro, Cell Service, Recycling Pickup**
 Site Infl: **Hardwood Bush, Hilltop, Scenic View, Water View, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
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Condo Fees Incl: Condo Elements:

Chattels Included

Fabric shed
Carbon Monoxide Detector, Dishwasher, Dock, Dryer, Light Fixture(s), Microwave, Refrigerator, Smoke Detector, Storage Shed, Stove, Washer, Water Purifier, Window Coverings

Fixtures Excluded

Personal items, Linen rack in kitchen
Public Remarks Enjoy a peaceful retreat in a tranquil setting overlooking beautiful Devil Lake and Frontenac Provincial Park. This unique log home sits elevated from the lake with easy access down to a large sitting area and dock. The waterfront is deep and clean, even later in the season when the water levels are lower. The main floor consists of an open concept and fully updated kitchen and dining area as well as a bedroom, full bathroom, laundry area and Butler's pantry. There is a large screened-in front porch overlooking the lake to enjoy bug-free relaxation outdoors. The second floor has two large bedrooms, another bathroom and a family room. The basement is undeveloped and offers plenty of storage and potential. The lot is rugged, beautiful and heavily treed and offers plenty of room for parking. Devil Lake is a deep, Canadian Shield lake that is partially surrounded by Frontenac Provincial Park and one of the most popular lakes in the area.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	11.3 x 19.5	Softwood	FAMRM	2LVL	14.3 x 23.2	Softwood				
DINRM	MFLR	11.3 x 13.7	Softwood	2PCB	2LVL	7.5 x 6.8	Ceramic				
4PCB	MFLR	7 x 9.4	Ceramic	BDRM	2LVL	10.1 x 11.3	Softwood				
PNTRY	MFLR	10.1 x 3.11	Softwood	BDRM	2LVL	14.9 x 11.4	Softwood				
MBDRM	MFLR	11.4 x 10.4	Softwood								

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
 Broker
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