



<b>Status</b> FOR SALE	<b>48 Tanager LN</b>	Vacant Land , Residential
<b>Sale/Rent</b> For Sale	South Frontenac , ON K0G 1X0	<b>List Price</b> \$239,900
<b>MLS #</b> K19001921		<b>Sold Price</b>

	<b>Orig Price</b> \$239,900	<b>List Date</b> 4/5/2019	<b>DOM</b> 3
	<b>Sold Date</b>		
<b>Land Type</b> Deeded Land <b>Approx SqFt</b> <b>Zoning</b> RLSW  <b>Lot Size</b> 350.00 x <b>Irregular</b> Yes <b>Acreage</b> 2.60 <b>Property Size</b> 1.0 -2.99 Acres  <b>Access</b> Private	<b>District</b> Frontenac County <b>Sub District</b> 47 - Frontenac South <b>Zoning</b> RLSW <b>Waterfront</b> Yes <b>Fronting On</b> West <b>Taxes \$</b> \$1,750.00 <b>Tax Year</b> 2018 <b>PIN</b> 362380420 <b>Title</b> Freehold <b>Possession</b> TBD		

  <b>Bobs Lake</b>	<b>Legal Description</b> PT LT 25-26 CON 5 BEDFORD; PT RDAL BTN LT 25 AND LT 26 CON 5 BEDFORD CLOSED BY FR473880; SOUTH FRONTENAC
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**Virtual Tour**  
**Directions** Westport Road to Burrige Road, Left on Green Bay Road, Right on Burns Road, Left on Tanager Lane. Follow to #48

<b>Workable Acres</b> <b>Acres Pasture</b> <b>Acres Treed/Bus</b> <b>Acres Tilled</b> <b>Acres Fenced</b>	<b>Association Fee</b> <b>Road Maint Fee</b> <b>Annual Land Lease Fee</b>
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**Water/Well** None  
**Sewer/Septic** None  
**Services** Hydro, Telephone  
**Site Influences** Hilltop, Scenic View, Sloping Terrace, Water View, Wooded Lot  
**Restrictions**  
**Documents**

<b>Water Name</b> Bobs Lake <b>Waterfrontage (ft)</b> 350.00 <b>Shoreline Rd Allow</b> NA <b>Waterfront Exposure</b> South West <b>Shoreline</b> Rocky	<b>WF Features</b> Stairs to WF  <b>WF Features Other</b>
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**Chattel Included** none  
**Fixtures Excluded** none  
**Public Remarks** Gorgeous waterfront lot on Bobs Lake with stunning westerly views over Green Bay. This lot has 350 feet of good water frontage and over 2.5 acres of land and is located on the eastern shore of Bobs Lake. The lot has easy year-round access off of Burns Road and is located on a cul-de-sac on Tanager Lane. The land is well suited for a building location with a walkout basement and stairs down to the water. There are stairs in place as well as a landing at the shoreline, where there is clean deep water. Bobs Lake is one of the larger lakes in the area with miles of excellent boating, fishing and swimming opportunities. Start planning your waterfront dreams today!

<b>List Office</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE MAIN: +1 613-273-9595 <b>Sign</b> Yes <a href="http://www.discoverroyalpage.ca">http://www.discoverroyalpage.ca</a>	<b>List Agent</b> TAMMY GURR <a href="mailto:tammygurr@rideau.net">tammygurr@rideau.net</a>
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