

FOR SALE DOM: 0
 List Date: 3/14/2019
 Sold Date:

51 Meadow LN
 South Frontenac K0H 2V0
K19001344

Residential | Cottage | Freehold
\$549,000 (LP)
(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	2	0		

Age Range: Unknown Garage Yes
 SqFt Range: Waterfront Yes
 Lot Size: 115.00 x 245.0
 Property Size: 0.0 - 0.49 Acres 0.80

District: Frontenac County
 Sub-District: 47 - Frontenac South
 Zoning: RLSW - Limited Service Residen...
 PIN: 362420346
 Taxes: \$2,048.00 (2018)
 Possession: TBD
 Access: Private
 Rentals: Propane Tank

Legal Desc: PT LT 24 CON 3 BEDFORD PT 81, RD91; T/W FR403887; SOUTH FRONTENAC
 Directions: County Rd. 38 to Bradshaw 3 Rd, Right on Steele Rd, Left on Maple Grove Ln, Right on Meadow ...

Bobs Lake
 WF (ft): 115.00 WF Exp: East
 WF Features: Boathouse, Dock, Dock-Floating, Dry Boathouse, Stairs to WF
 Shoreline: Sandy, Clean, Deep

Ext Finish: Vinyl Siding	Basement: Crawl	Basement Finish: Unfinished	Driveway: Double
Roof: Metal	Heating Fuel: Electric, Wood	Heating Type: Fireplace, Forced Air	D/W Details: Gravel
Foundati...: Block	Water: Drilled Well, UV System	Sewer: Septic	Amps: 200
	FP: Wood	HW Heat: On Demand	Prkg Spaces: 6
			Garage Features: 2 Car, Detached, Garage Door Opener

Int Features: Ceilings-greater than 8', Central Air, Central Vacuum, Ensuite, Jetted Tub, Main Flr Laundry
 Ext Features: Deck, Fire Pit
 Services: Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup
 Site Infl: Hilltop, Level, Scenic View, Water View, Wooded Lot

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

Chattels Included Fully Furnished, Boat with trailer, Sea-Doo with trailer, Canoe, Kayaks, Sailboat in the boathouse, Lawn Tractor.
 Ceiling Fan(s), Dishwasher, Dock, Dryer, Light Fixture(s), Microwave, Refrigerator, Smoke Detector, Stove, Washer

Fixtures Excluded Personal Items

Public Remarks Fantastic property on beautiful Bobs Lake! This 3 bedroom, 2 bathroom home or cottage is situated on an elevated landscaped lot with spectacular views over the lake. The interior features a spacious and bright living area with a cozy wood-burning fireplace that leads to an open kitchen and dining area. A set of patio doors off the living room lead to a large wrap-around porch with glass panels in sections of the railing for unobstructed views of the lake. A sturdy set of stairs lead down to the boathouse and 115 feet of clean, deep shoreline. The top of the boat house is a deck area that is shaded by the surrounding mature trees - a great place to relax on a summers day! This property comes fully furnished with nearly everything you need to enjoy cottage life, including a boat and a Sea-Doo (both with trailers), a canoe, kayaks, and more! Bobs Lake is one of the largest and most popular lakes in the region. It is about 17 miles long with many bays and islands to explore and offers great swimming, fishing and boating opportunities

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	19'5 x 19'5	Carpet	5PCB	MFLR	4'11 x 12'7	Vinyl/Linoleum				
DINRM	MFLR	10' x 9'1	Vinyl/Linoleum	LAUND	MFLR	5'10 x 8'5	Vinyl/Linoleum				
KITCH	MFLR	10'6 x 9'7	Vinyl/Linoleum	MBDRM	MFLR	11'8 x 13'2	Carpet				
BDRM	MFLR	9'2 x 12'7	Carpet	5PCE	MFLR	6'3 x 11'8	Vinyl/Linoleum				
BDRM	MFLR	9'4 x 11'7	Carpet								

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



Compliments of: **TAMMY GURR**
 Broker
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