

Status FOR SALE		0 Crow Lake RD		Vacant Land , Residential		
Sale/Rent For Sale				List Price \$349,000		
MLS # K18006960		Central Fontenac , ON K0H 2B0		Sold Price		
	Orig Price \$349,000		List Date 12/3/2018		DOM 36	
	Sold Date					
	Land Type Deeded Land		District Frontenac County			
	Approx SqFt		Sub District 45 - Frontenac Centre			
Zoning Rural (RU)		Zoning Rural (RU)				
Lot Size 2,000.00 x 999.99		Waterfront Yes				
Irregular Yes		Fronting On South				
Acreage 182.60		Taxes \$ \$5,102.42				
Property Size Over 100 Acres		Tax Year 2018				
Access Municipal Road		PIN 362360127, 362360126, 362...				
Title Freehold		Possession TBD				
  Bob's Lake		Legal Description PT LT 1 CON 8 OSO PT 2,3 & 4 13R17852; CENTRAL FRONTENAC				
Virtual Tour						
Directions Highway 38 to Crow Lake Road. Follow to sign (on right)						
Workable Acres			Association Fee			
Acres Pasture			Road Maint Fee			
Acres Treed/Bus			Annual Land Lease Fee			
Acres Tilled						
Acres Fenced						
Water/Well None						
Sewer/Septic None						
Services						
Site Influences Hardwood Bush, Scenic View, Water View, Wetlands, Wooded Lot						
Restrictions						
Documents Survey						
Water Name Bob's Lake			WF Features			
Waterfrontage (ft) 2,000.00						
Shoreline Rd Allow			WF Features Other			
Waterfront Exposure South West						
Shoreline Deep, Mixed, Natural						
Chattel Included none						
Fixtures Excluded none						
Public Remarks Large parcel of land on Bobs Lake just 20 minutes northwest of Westport. This property is a rare find and features 182 acres of mature bush, rock outcroppings, wetlands and approximately 2000 feet of mixed shoreline on the north end of Mill Bay. There are two small islands that make up part of this acreage. The interior of the lot is naturally beautiful with some of the best wilderness found in the area. From its towering trees, massive rock formations and an abundance of wildlife, it's hard to find a nicer setting for your own piece of paradise. There are three access spots off of Crow Lake Road with the most westerly one leading into a small hunting camp. This property is currently being used for recreation and hunting but could easily become the site for your new home.						
List Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE						
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Sign Yes http://www.discoverroyallepage.ca			tammygurr@ideau.net			