



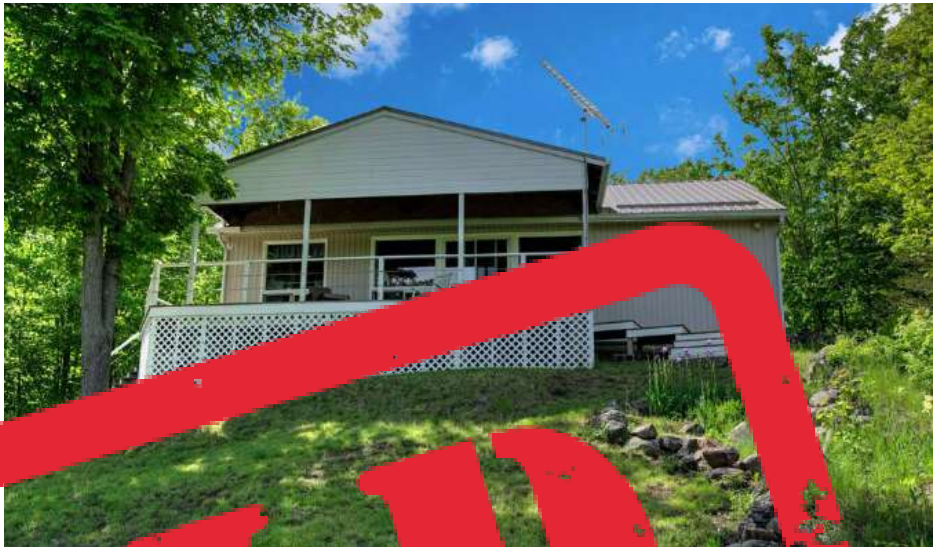
Lake District Realty  
CORPORATION, BROKERAGE

14202 Road 38, Sharbot Lake, ON K0H 2P0  
Info@LakeDistrictRealty.com  
www.LakeDistrictRealty.com  
613-279-2108

THE WATERFRONT COMPANY™ PRESENTS

# Outdoor Oasis

181 Bessey Lane, Maberly  
Bobs Lake  
\$649,000.00



Chris@LakeDistrictRealty.com  
MLS® 4002100

HEATING	EXTERIOR	SEPTIC	WATER	TAX	US
Light Stove	Vinyl Siding	Ink	Intake	07.2	3 Se
AGE	BASEMENT	WATER	SIZE	FEET	SURV
36 yrs	Crawl Space	≈ 30	acres	≈ 1265sqft	Yes

**SOLD**

Welcome to 181 Bessey Lane, a charming seasonal cottage in a perfect getaway for the summer. Main level features a large kitchen, dining room and spacious living room with views of the lake. Two main level bedrooms, full bathroom, and laundry room with closet. The upper level offers two additional bedrooms for guest, a unique bunk room connecting the two bedrooms adding to the fun and adventure of staying at the cottage. The building sits on a block foundation, water is drawn from the lake and full septic. Steel roof was updated in 2017 and most windows in 2011. Great privacy and plenty of space for relaxing and enjoying the outdoors. Take a walk down to the dock and 300 feet of deep, clean water for swimming. This property is located in Buck Bay which is at the Southern End of Bobs Lake. Bobs Lake offers miles of shoreline to explore, large open bodies of water for watersport activities and great fishing. Located 1 hour and 50 minutes West of Ottawa or 3 hours East of Toronto.

**ROOMS & SIZES**

Kitchen	11.5 X 11.2
Dining	12.0 X 9.8
Living	23.4 X 17.4
4PC Bath	7.4 X 5.6
Primary Bed	11.5 X 11.6
Bedroom	11.5 X 11.6
Bedroom	1.2.6 X 11.6
Bedroom	12.7 X 9.9

**DIRECTIONS** South on Hwy 38, Left on Bradshaw Road, Right on Bobs Lake Road, Right on Buck Bay Road, Left on Hickey Lane, keep right, Right on Bessey Lane to #181. Follow LDR arrow signs.

**INCLUSIONS** Contact Brokerage for Full List.

**EXCLUSIONS** Contact Brokerage for Full List.

**LEGAL DESCRIPTION** PT LT 16 CON 2 BEDFORD AS IN FR315317 EXCEPT MINING RIGHTS AS IN BE16542; S/T & T/W FR315317; SOUTH FRONTENAC

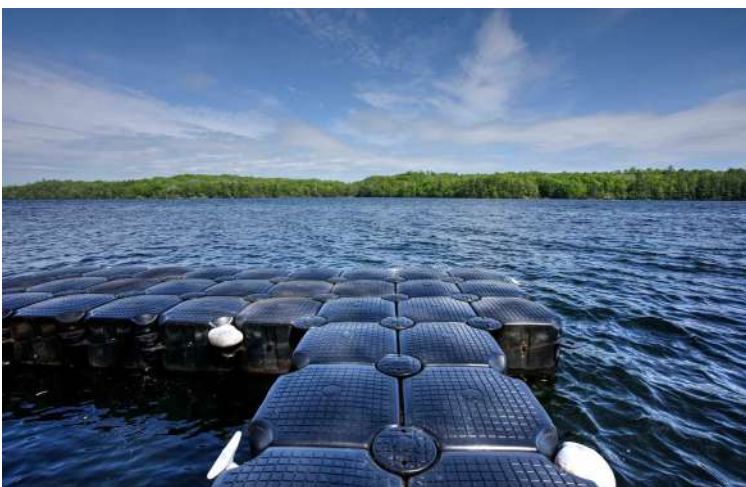
**LISTING BROKERAGE** Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

**SALESPERSON** Chris Pimienta-Johnson

**SB COMM 2%**

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.



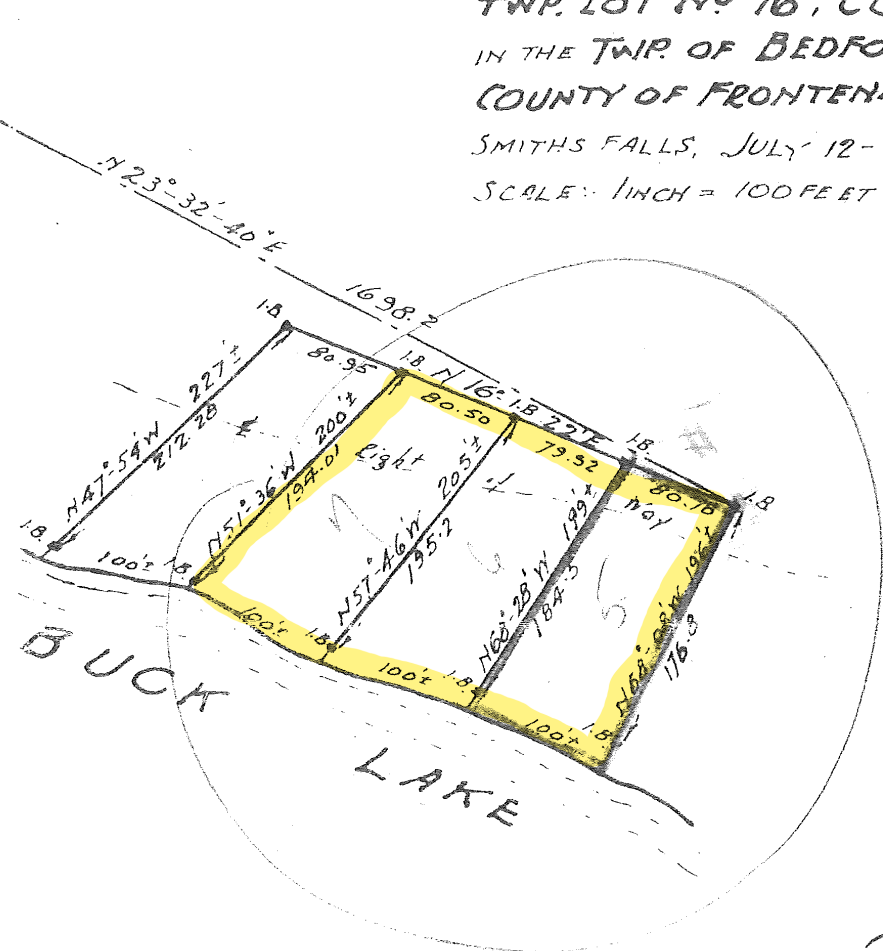


# Survey



PLAN OF SURVEY OF PART OF  
TWP. LOT NO 16, CON. II.  
IN THE TWP. OF BEDFORD  
COUNTY OF FRONTENAC, ONT.  
SMITHS FALLS, JULY 12-1965  
SCALE: 1 INCH = 100 FEET

$N 23^{\circ} 32' 40'' E$   
1698.2



G.L. BERK  
ONTARIO L.S.

