

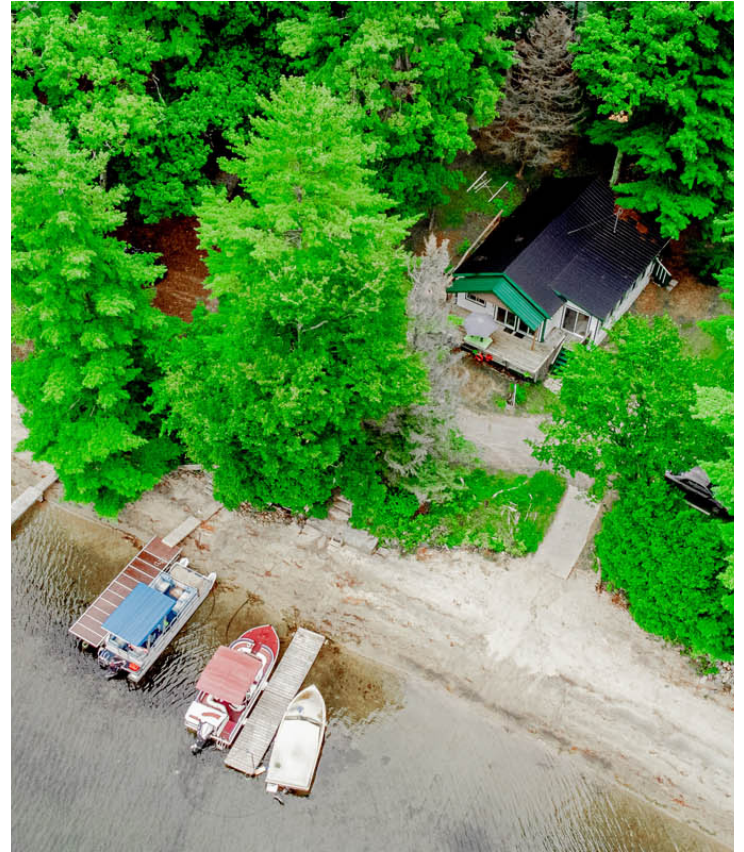


Spectacular Sunsets

131 Bobs Lake Lane 21A,
Maberly

MLS® 40571984

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Family cottage with direct access to beautiful Bobs Lake. This cottage has been used in the past as a season rental, it is a favorite to renters because of the fantastic sand beach and big western views over this highly demanded lake in the Frontenacs. Many upgrades have been made this cottage since originally built. The cottage is located in area of approximately 8 other cottagers and has a warm friendly neighbourhood feel. The cottage and lot sit just approx. 25 feet from the water and enjoys access (deeded access known as 2nd tier waterfront) across the gravel lane to its own private dock and piece of this beautiful sandy beach to enjoy. Also shares in access to the community boat launch, great for guest who want to come with their own boat. The cottage has ample rooms for family and friends to come and lay their head. Just 10 minutes to the growing village of Westport where you will find many stores, restaurants and festivals to attend. This would be a fantastic property to add to your rental investment portfolio.

\$489,000

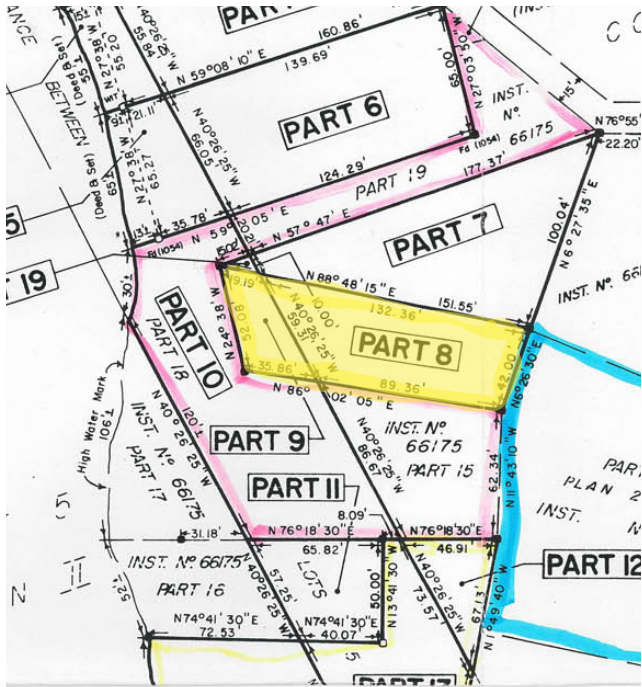
List Price

0.173 ACRES

DEEDED ACCESS

to Waterfrontage

998sqft



THE LAKE

Bobs Lake is one of the largest inland lakes in Eastern Ontario with approximately 400 miles of shoreline, numerous bays and many islands. It is also part of the Tay River System, shoreline levels do fluctuate towards the end of the summer season. The Lake is populated with Small and Largemouth Bass, Northern Pike, Walleye and Lake Trout which appeals to North American fishermen. Facilities around the Lake include lodges, resorts, marinas and campgrounds. The landscape is typical of the Canadian Shield, rocky with many bare outcroppings. Access to Bobs Lake is via secondary highways; 50 minutes north of Kingston, 1½ hours from Ottawa and 3 hours from Toronto.

FEATURES

- easy access off County Rd 36, 10 minutes from both Maberly (on Hwy 7) and Westport
- turnkey and very clean; comes fully furnished with all amenities - just bring your clothes and food and start enjoying cottage life immediately
- rented for 2K/week last summer
- deeded access to water with expansive, unobstructed lakeside view only 25 ft away; all the advantages of waterfront without the taxes due to gravel road accessing only 2 other properties - just a few steps to a gradual, sandy beach - excellent swimming for toddlers and all ages
- access to communal boat launch on-site
- Newer Bosch stacking washer & dryer
- has been converted to 4 seasons in the past, could easily be done with the addition of a permanent heat source
- holding tank and water from lake with drinkable filtered separate tap on kitchen sink
- cottage association arranges road maintenance for a voluntary \$50.00 annual fee
- partially covered front porch with chiminea for delightful nightly fires and spectacular sunsets
- Shaw Direct satellite dish, landline and Internet installed (Westport Telephone Company)

CONTACT DETAILS

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