



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**

**Spectacular Sunsets**

**Bobs Lake  
131 Bobs Lake Lane 21  
\$548,800.00**

Joel@LakeDistrictRealty.com  
MLS® 40401432



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Electric Fireplace	Vinyl Siding	Holding Tank	Lake Intake	≈ \$2277.48/2022	3 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
73yrs	None	Deeded Access	≈ 0.173 acres	≈ 998sqft	Yes

Bobs Lake, Bolingbrook ON; Come check out this family cottage on one of Frontenacs most desired lakes. This property has access to a beautiful sand beach, a real rarity for this lake. Fantastic wade-in water for all ages. From the shores of this quiet Norris Bay, you have beautiful, expansive Westerly views across the lake. The cottage sits approximately 25ft to the waters edge, and features a large lakeside deck; a great place to enjoy the afternoon sun. The cottage has seen many upgrades: vinyl siding, metal roof, newer porch roof on the deck. It is tastefully decorated; comes fully furnished and ready to enjoy. Open concept living/dining/kitchen, 2 bedrooms with amazing IKEA storage units, 1 and ½ baths, along with large sunroom – used as extra sleeping and a great place to gather overflow of friends and family. The lake is known for miles and miles of boating, great fishing and swimming. Located conveniently just 10 minutes to the growing village of Westport and 15 minutes to the village of Sharbot Lake. Just over 1 hour to Ottawa, about 1 hour to Kingston and 3 hours to Toronto. This place

**ROOMS & SIZES**

Living	19.3 X 11.6
Dining	10.11 X 8.0
Kitchen	9.11 X 11.9
Sunroom	8.8 X 26.0
2PC Bath	4.8 X 2.11
3PC Bath	8.0 X 4.5
Bedroom	8.11 X 7.9
Bedroom	9.0 X 8.10
Foyer	10.3 X 6.2

<b>DIRECTIONS</b>	From Sharbot Lake take Road 38 South, left on Crow Lake Road, Right on Bobs Lake Lane 21, to 131.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PT LT 6 CON 2 SOUTH SHERBROOKE PT 8, 9 27R1364; T/W RS202745; TWP OF BATH BURG SHERB
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gray <span style="float: right;"><b>SB COMM 2%</b></span>

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.



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- 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 this 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)



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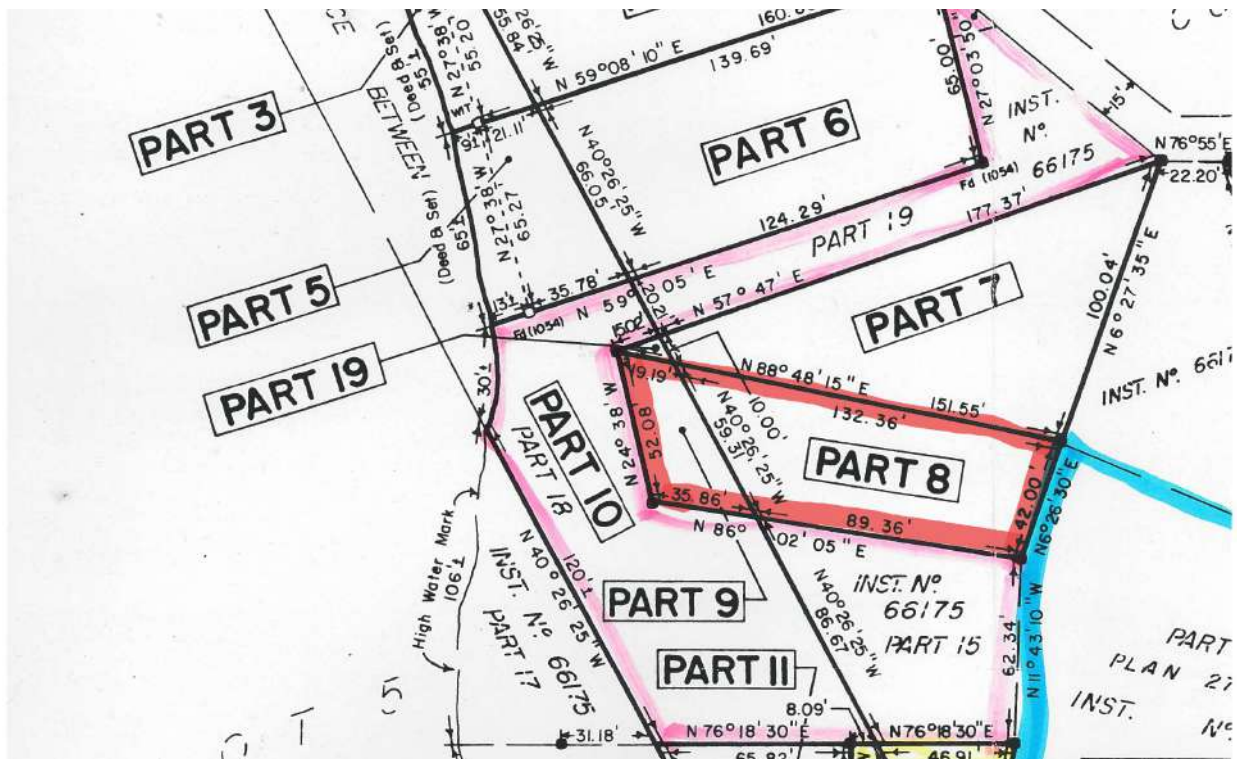
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## The Lake

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.



# Survey



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