



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

Boat Access
property on Bobs

Bobs Lake

0 Gibson's Acres,
South Frontenac

\$199,000.00



Chris@LakeDistrictRealty.com

MLS® 404492

Table with 6 columns: LOT, TAXES, WATER FRONTAGE, FINISHING, ACCESS, SURVEY. A large red 'SOLD' stamp is overlaid on this section.

A wonderful opportunity is waiting on the beautiful Bobs Lake! This 0.000000 acres lot offers close proximity with 320 feet of frontage and a dock on the back of the lot. A great spot for your future plans to build a large cabin or a small cottage. It was built through the Sellers are including a private little island right in the water with a spectacular western view of Bobs Lake! Excellent deep, clean, rocky water front right off the dock. A 12' x 12' shed for storage and a small little deck perfect for enjoying a morning coffee or the beautiful sunsets. Access to the property is as simple as jumping in your boat at the Pine Shores Marina and a short ride over to the property. Bobs Lake offers miles of shoreline to explore, excellent fishing opportunities and is great for all your watersport activities. Amenities are only a short car ride away from the property to the town of Sharbot Lake where you will find local cafés, restaurants, grocery stores and so much more!

DIRECTIONS From Kingston take Road 38 north, turn right onto Bradshaw Road, right on to Pineshores Road, straight to Pine Shores Marina.

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PT LT 25 CON 4 BEDFORD PT 116 & 143, 13R79; T/W FR739148; FR208058; SOUTH FRONTENAC

LISTING 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.



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.



Satellite Image

