4202 Road 38, Sharbot Lake, ON K0H 2P0 Info@LakeDistrictRealty.com www.LakeDistrictReal

THE WATERFRONT COMPAN PRESE

Boat Access

property on Bobs

Bobs Lake 0 Gibson's Acres, South Frontenac \$199,000.00

Chris@LakeDistrictRealty.com MLS® 404494



TOA	TAXES	WAT	ER FRONTAG		NING	CES	SURV	A
Acres	\$796/ <mark>2</mark> 022	æ	721	M	ential	cces	Unknow	

onderful op tunn wait ce t offers close ake! 🚹 is 📒 💮 tifu with 320 feel of frontinge ck ome great spot for your e at ro a up the Sellers are including a private e plans to own. was ern v.w of Bobs Lake! Excellent dogg clean, rocky ılar 🗤 🕆 land right ont right off the cack, 12 sector corage and a small little deck project for enjoying a morning coffee on the beautiful sunsets. Access to the property is the leas jumping in your boat ine Shore. The and a short ride over to the port of both Lake offers miles of shoreline , excellent fishing opportunities and is a second pour watersport activities. Amenities to the town of Sharbot Lake where you will find local hort car ride away from cafés, resturants, grocery ... so much more!

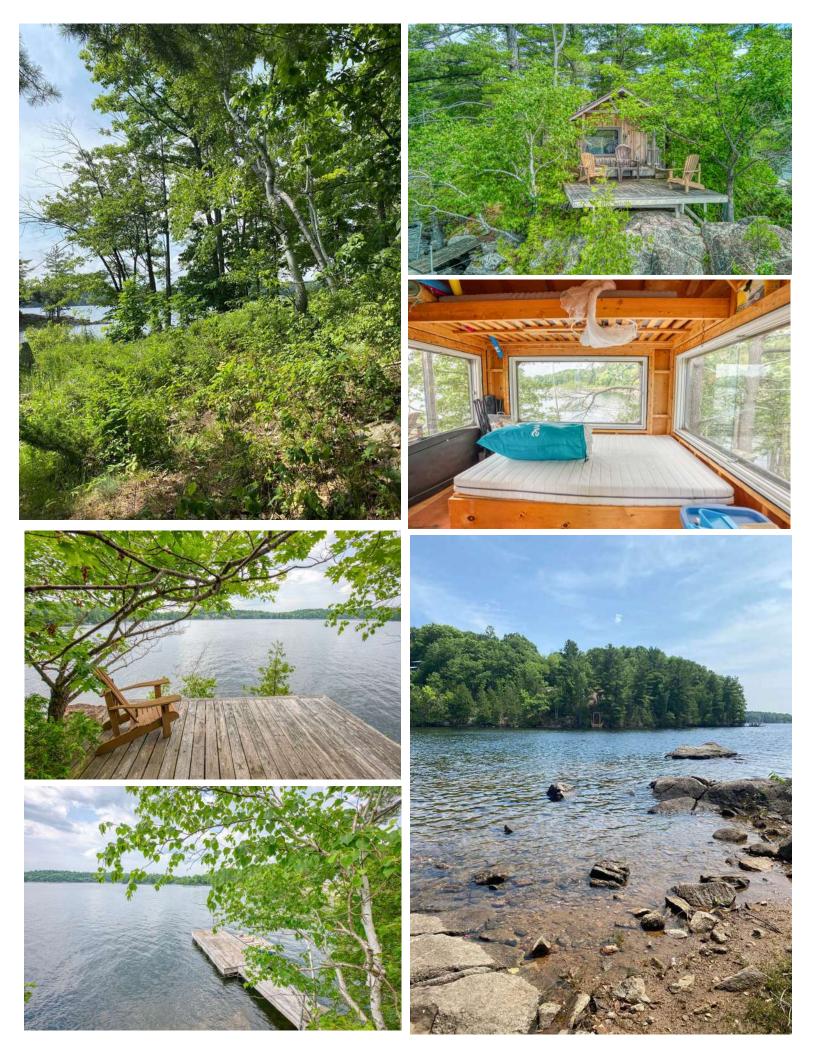
DIRECTIONS	rrom Kingston take Road 38 north, turn right onto Bradshaw Road, right on to Pineshores Road, straight to Pine Shores Marina.
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.

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

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

SALESPERSON SB COMM 2% Chris Pimienta-Johnson

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

