

# A getaway on breathtaking Bobs Lake.



392A Badour Road,  
Maberly

MLS® 40556729

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Welcome to 392A Badour Road! With cottage season fast approaching, what better way to spend it than at the lake. This property offers year-round living for your future retirement plans or a wonderful place for you and the family to get away this season. The raised bungalow was built with a nice spacious kitchen, open concept to the dining and living room, a large master bedroom and full bathroom with washer & dryer. The lower level has an additional bedroom, a large storage or potential 3rd bedroom, a rec room, and a spacious half bathroom. The classic interior has been well maintained with a few updates done over the years such as hardwood floors top and bottom, new tile and a beautiful wood burning stove in the living room for those cold nights. The outside deck is a great space to entertain friends and family and enjoy the beautiful scenery of Bobs Lake and cottage life at its best. Down by the shoreline there's plenty of level space to enjoy, the waterfront offers a sandy beach and a kid friendly entry into the water. Located at the end of the bay, this property has a nice private setting and with a short boat ride out you will enjoy the deep clean waters, endless miles of shoreline to fish, explore, and fun on the lake! Amenities and entertainment are a quick drive into the town of Sharbot, making it ideal for long stays at the cottage. The area offers public beaches, boat launches, golf courses, schools, and so much more. Come see what the Frontenacs has to offer!

**\$549,000**

*List Price*

**0.4 ACRES**

**110FT**

*of Waterfrontage*

**1651 sqft**



## 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, 1 ½ hours from Ottawa and 3 hours from Toronto.

## FEATURES

- This charming lakeside cottage is the perfect retreat for year-round living. Boasting 2 bedrooms and 1.5 baths, it offers a comfortable space to relax and unwind.
- The level shoreline with sandy entry provides easy access to the water, making it ideal for swimming and enjoying various water activities.
- Situated on a paved year-round Township road, this cottage ensures convenient access no matter the season.
- The large lake is a paradise for fishing enthusiasts, boaters, and those seeking a refreshing swim.

## CONTACT DETAILS

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