



Soon to be Showstopper

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Tichborne

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Finish your dream waterfront home the way you like! All of the hard work has been completed on the renovations of this stunning 3 bedroom 2 and a half bath year-round home overlooking Green Bay on Beautiful Bob's Lake. Are you looking to put your own style and finishes into a year-round waterfront home? This home will be stunning once complete. Beautiful sand shallow entry waterfront, with a lakeside 20 x 16 deck and 68 feet of Aluminum dock system. Minor variances have been approved through the Municipality for a large deck overlooking the lake and a 22 x 24, one and a half storey detached garage. Please contact listing agent or your Buyers Representative for a complete detailed list of renovations and finishes. Bob's Lake is a very sought after lake as one of the largest freshwater lakes in the Frontenacs.



\$649,000

List Price

1.31 ACRES

198FT

of Waterfrontage

2267sqft



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

- 3600 litre septic system with filter bed installed and inspected 2008; operational on seasonal basis only since 2017
- Water line from well to building insulated with Styrofoam and sand fill
- generator panel installed for future use
- duct work and 80,000 BTU Continental furnace installation complete; furnace has been operational since 2018; coil for A/C installed
- Aluminum dock system – 68 feet in length + 1-6x16 section and 1-8x16 section; 1st two sections are lift docks winched up out of the water in winter; removable cedar decking sections

CONTACT DETAILS

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