



# Cottage Life

710 Sunset Shores Lane,  
Tichborne

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Welcome to beautiful Green Bay on Bob's Lake, Frontenac County, Ontario, a desirable part of the lake. This well-built cottage bungalow has all the creature comforts along with fantastic privacy. Built in 2007 - features three main beds, one bath on main level in addition to one bed and one bath on lower level to accommodate many guests. Electric baseboard heating along with a split heat pump unit for heating and cooling. Drilled well with UV water purification system and septic on this property. The lot is well treated with fantastic privacy, 570 feet of waterfront - great swimming off the dock. This is a fantastic family, 4 season cottage. Located on the largest inland lake in the Frontenacs with terrific boating and fishing.

**\$739,000**

*List Price*

**2.3 Acres**

**570 FT**

*of Waterfrontage*

**1774sqft**

**4 Beds, 2 Baths**

**\$3452.26**

*2024 Taxes*



## 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

- Curl up in front of the cozy woodstove on chilly evenings and enjoy the warmth it brings.
- The open concept layout of the kitchen, dining, and living room creates a spacious and inviting atmosphere, perfect for entertaining guests or simply relaxing with loved ones.
- Additionally, the large area in the basement offers great potential for customization - whether you envision a cozy rec room, a home gym, or a hobby space, the possibilities are endless.
- With the cottage being fully furnished, all you need to do is pack your bags and settle in.
- Embrace the tranquility of this charming retreat and make lasting memories in your new cozy home.

## CONTACT DETAILS

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