

FOR SALE DOM: 6

1478 McAndrews RD

Residential | Cottage | Freehold

List Date: 3/20/2020

South Frontenac K0H 2L0

\$449,000 (LP)

Sold Date:

K20001598

(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
0	0	0	0		

Age Range: **Unknown** Garage **No**
 SqFt Range: **Waterfront Yes**
 Lot Size: **666.00 x 999.9**
 Property Size: **50 - 100 Acres 65.00**

District: **Frontenac County**
 Sub-District: **47 - Frontenac South**
 Zoning: **Residential**
 PIN: **362470015**
 Taxes: **\$1,771.90 (2019)**
 Possession:
 Access: **Right of Way, Municipal Road**
 Rentals: **None**

Legal Desc: **PT LT 11-12 CON 12 BEDFORF PT 3-5 13R545; S/T OVER PT 4 13R545; T/W OVER PT 1 13R14746; T/W OVER PT 30 13R358 AS IN FR 680422; SOUTH FRONTENAC**

Directions: Perth Road (CR 10) To McAndrews Road, follow to 1478 McAndrews



Devil Lake

WF (ft): **666.00** WF Exp: **South West**

WF Features: **Beach**
 Shoreline: **Mixed, Sandy, Soft**

Ext Finish: **Wood**
 Roof: **Metal**
 Foundation **Posts, Poured Concrete**

Water	Sewer	Amps
None	Other	

Basement	Basement Finish
None	
Heating Fuel	Heating Type
Wood	Stove
FP:	HW Heat: None

Driveway: **Single**
 D/W Details: **Gravel**
 Prkg Spaces:
 Garage Features:

Int Features:
 Ext Features: **Deck, Storage Bldgs**
 Services:
 Site Infl: **Hardwood Bush, Scenic View, Water View, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :

Condo Fees Incl: Condo Elements:

Chattels Included Woodstove as is, Outhouse, Storage Shed is covered
 Storage Shed, Wood Stove(s)

Fixtures Excluded None

Public Remarks Located on beautiful Devil Lake in Buce Bay, this 65 acre rugged parcel of land offers an escape from the city. This property has large, mature hardwood trees, stunning rock outcroppings and truly rugged Canadian Shield terrain. The northwest corner of the lot has high elevation and a scenic beaver pond. Back down at the shoreline, you will find a sandy area that leads to a natural shoreline with good depth. There is a basic little cabin down by the lake with a wood stove being included in 'as is' condition. The cabin has 2 rooms and has wood siding, a metal roof and a large deck. The property has an outhouse in place and a covered storage building. Devil Lake is one of the most sought after lakes in the area and is known for it's clean water, great fishing and having much of the west shoreline belonging to Frontenac Provincial Park. This is a great spot to get away from it all and have peaceful times at the lake. Located on Mcandrews Road just 15 minutes south of Westport. g

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
OTH	MFLR	12 x 24	Other								
OTH	MFLR	12 x 24	Other								
OTH	MFLR	0									

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **Tammy Gurr**
 Broker
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