

<b>Status</b> FOR SALE	<b>0 Mica Point RD</b>	Vacant Land , Residential
<b>Sale/Rent</b> For Sale		<b>List Price</b> \$89,000
<b>MLS #</b> K20001521		<b>Sold Price</b>

South Frontenac , ON K0H 2B0



<b>Orig Price</b> \$89,000	<b>List Date</b> 3/17/2020	<b>DOM</b> 2
<b>Sold Date</b>		
<b>Land Type</b> Deeded Land	<b>District</b> Frontenac County	
<b>Approx SqFt</b>	<b>Sub District</b> 47 - Frontenac South	
<b>Zoning</b> Residential	<b>Zoning</b> Residential	
<b>Lot Size</b> 100.00 x 187.3	<b>Waterfront</b> No	
<b>Irregular</b> Yes	<b>Fronting On</b> West	
<b>Acres</b> 0.40	<b>Taxes \$</b> \$790.15	
<b>Property Size</b> 0.0 - 0.49 Acres	<b>Tax Year</b> 2019	
<b>Access</b> Private	<b>PIN</b> 362390262	
	<b>Title</b> Freehold	
	<b>Possession</b> TBD	



**Legal Description** PT LT 31 CON 7 BEDFORD PT 2 13R181; T/W FR677462; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

**Virtual Tour**  
**Directions** Crow Lake Road to Badour Road, right on Mica Point Lane. Follow to sign on the right.

**Workable Acres**  
**Acres Pasture**  
**Acres Treed/Bus**  
**Acres Tilled**  
**Acres Fenced**

**Association Fee**  
**Road Maint Fee**  
**Annual Land Lease Fee**

**Water/Well** None  
**Sewer/Septic** None  
**Services** Hydro, Telephone  
**Site Influences** Scenic View, Sloping Terrace, Water View, Wooded Lot  
**Restrictions**  
**Documents**

**Water Name** Bobs Lake  
**Waterfrontage (ft)**  
**Shoreline Rd Allow** Not  
**Waterfront Exposure** West  
**Shoreline** Natural

**WF Features**  
**WF Features Other**

**Chattel Included** n/a  
**Fixtures Excluded** n/a  
**Public Remarks** Beautifully treed lot overlooking a quiet bay on Bobs Lake. The lot is west facing and there is an unopened road allowance that runs between the land and the water frontage. This 100' x 187.3' parcel of land is heavily treed and slopes gently down towards the lake. The waterfront on the lakeshore allowance is natural and it is somewhat shallow in the bay. There are several homes and cottages on this bay and the lane is open all year long. Located on the west side of Bobs Lake just 20 minutes from Westport.

**List Office** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

**List Agent** Tammy Gurr



Compliments of: Tammy Gurr  
 Broker  
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