



**13-Sep-2020**                      **62 KARNS LANE, Westport KOH 1T0**                      **ML#: 1209953**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 10000- Kingston  
**Municipality:** South Frontenac  
**Neigh Name:** Bob's Lake  
**Lot Size:** 520' x 0'  
**Zoning:**  
**Zoning Desc:** Recreational  
**Legal Desc:** PT LT 25 CON 5 BEDFORD AS IN FR761900 (PARCEL ONE, PARCEL TWO); T/W FR761900; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN FR761900; SOUTH FRONTENAC

**List Price:** \$549,900  
**Sub Type:** Residential  
**Fronting:** Northwest  
**# Acres:** 2.470  
**IrreguSqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Westport take Westport Rd. to Burr ridge Rd. - Left onto Greenbay Rd. - Right onto Burns Rd. - Left onto Karns Ln. - Follow to pin #62

**Public Remarks:** Welcome to your private oasis with 520 feet of shoreline on beautiful Bob's Lake! This property has been family owned since 1970 and offers approximately 2.5 acres with clean water, groomed trails, and great views of Bob's Lake. There is a 3-bedroom cottage with 2 updated full bathrooms. Main floor offers kitchen, living, dining, 2 bedrooms, 2 bathrooms, and a large screened-in porch. The cottage has a woodburning stove, well, and septic. This property is full of potential so you won't want to miss it! Call today to book your private viewing.

Property Information

<b>Style:</b> Detached	<b>Type:</b> 1 1/2 Storey	<b>Total Beds:</b> 3	<b>Total Baths:</b> 2
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 2/0
<b>Year Built:</b> 1973/Approx	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> Open		<b>#Cover:</b> 0	<b>Total Park:</b> 6
<b>Heat Desc:</b> Wood Plus		<b>Heat Fuel:</b> Wood	
<b>Air Conditioning:</b> None		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Drilled Well		<b># FP:</b>	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Wood		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Block, Other (See Remarks)		<b>Construction:</b>	
<b>Basement Desc:</b> Part		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Carpet Over & Wood, Mixed, Vinyl		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Refrigerator, Stove, Washer			
<b>Site Influences:</b> Acreage, Boat Access, Lakefront, Waterfront, Wooded Area			
<b>Neigh Influences:</b> Golf Nearby, Water Nearby			
<b>Exclusions:</b> Canoe, kayaks, paddle boat, boat house supplies, gas tanks, 9hrs motor, row boat, personal items			
<b>Rental Equip:</b> None.			
<b>Restrictions:</b> Right Of Way			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	13' x 9'6"	DINRM	Main	10'3" x 13'6"	LIVRM	Main	17'11" x 11'10"	SITTING	Main	16' x 16'
BEDRM	Main	8'10" x 11'10"	BEDRM	Main	11'5" x 8'	BATH4	Main		BATH4	Main	
LOFT	2nd	21'5" x 10'	BEDRM	2nd	10' x 10'						

Other Property Information

**Assoc/POTL Fee:** \$0                      **Taxes/Yr:** \$1,986.00/2020                      **Survey/Yr:**

**Fee Freq:** N/A                      **Assmt/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

**FD:**                      **PR:**                      **CD:**

**DOM:** 1                      **SD:**                      **SP:**

**SRD:**