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15-Apr-2021

46 DEVILS COVE LANE, Westport K0G 1X0

ML#: 1235775

New Listing!



Status: Active
Dist/Neigh: 10000- Kingston - Sharbot Lake - Greater Napanee and Area
Municipality: Westport
Neigh Name: Westport
Lot Size: 100 ' x 132 '
Zoning: Seasonal
Zoning Desc: Seasonal
Legal Desc: PT LT 11 CON 12 BEDFORD PT 19, 13R357, T/W FR648391; SOUTH FRONTENAC

List Price: \$429,000
Sub Type: Residential
Fronting: Northeast
Acres: 0.300
IrreguSqFt:
Seasonal: Yes

Directions/Remarks

Directions: From Highway 10 (Perth Road) turn onto McAndrews Road and travel 6.5kms. Turn Right onto Devils Cove Lane, then in approx 100 meters Cottage is on the right. Look for #46.

Public Remarks: If you are looking for a hidden gem on an amazing lake then here you go. 3 season cottage with 2 bedrooms and a 4 piece bathroom. In the kitchen and living room you will make some memories with the extra tall ceilings, open concept and a cozy fireplace. Cottage also has a electric forced air furnace and a drilled well, there is even a 7 by 11 foot bunkie. This cottage comes fully furnished. It also including a lawn mower, boat and 9.9 hp motor. Turn key fishing getaway or has potential to be turned into a 4 season cottage. Devil Lake is home to some "Grade A" bass and trout fishing. Come on down to the lake and relax. 15 minutes from Westport and 47 minutes from Kingston. As per form 244, no conveyances of any offers until 2:00 pm on April 20, 2021. Seller reserves the right to look at Pre-emptive offers. Call or email to book your private showing today before it's gone.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1995/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 2
Heat Desc: Forced Air		Heat Fuel: Electricity, Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel: Electric, Wood
Exterior Finish: Wood		Sewer: Other (See Remarks)	
Foundation: Block		Construction:	
Basement Desc: Crawl, Low		Basement Dev: Unfinished	
Floor Covering: Vinyl		Fire Retrofit: No	
Appliances Incl: Freezer, Microwave, Refrigerator, Stove			
Feat/Equip Incl: Ceiling Fan, Drapery Tracks, Drapes, Furnished, Hot Water Tank, Storage Shed, Wood Stove			
Site Influences: Deck, Family Oriented, Hydro, Lakefront, Waterfront			
Neigh Influences: Water Nearby			
Exclusions: All personal items.			
Rental Equip: none			
Restrictions: Right Of Way			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	19'09" x 11'	LIVRM	Main	11'03" x 17'10"	BEDRM	Main	8'11" x 10'08"	BEDRM	Main	7'10" x 10'08"
BATH4	Main	4'07" x 7'11"									

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,222.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 2
SRD:
PR:
SD:
CD:
SP:

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