



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
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**199 WEST DEVIL LAKE LANE, Westport KOH 2L0**

**ML#: 1382312**



**Status:** Active  
**Dist/Neigh:** 10000- Kingston - Sharbot Lake - Greater Napanee and Area  
**Municipality:**  
**Neigh Name:** Devil Lake  
**Lot Size:** 165' x 357'  
**Zoning:**  
**Zoning Desc:** Seasonal  
**Legal Desc:** PT LT 9 CON 10 BEDFORD AS IN FR257406; T/W FR257406 TOWNSHIP OF SOUTH FRONTENAC

**List Price:** \$597,500  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:**  
**IrregSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** Take Devil Lake Road, turn left on to West Devil Lake Lane, follow to pin #199 (look for realtor signs).

**Public Remarks:** Nestled on the shores of beautiful Devil Lake not far from the charming village of Westport, this classic 2 bed, 1 bath cottage is the perfect getaway for those seeking peace, tranquility, & endless outdoor adventure. Mosey down the short path to the lake side bunkie with power which sleeps an additional 4 people or cozy up to the fire pit area, perfect for roasting marshmallows under the stars. With over 500 sq/f of decking, you'll have ample space to soak up the sun, entertain guests, & take in the stunning lake views. But that's not all as this property is completely turnkey & comes fully equipped & furnished inside & out. For fun on the water, even comes with its own runabout boat with motor, canoe, & peddle boat - all included with the property! Devil Lake has some of the best fishing in the area. So much opportunity as you can enjoy the property yourself & make memories with family & friends or take advantage of the already established rental history for additional income.

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Storey)	<b>Total Beds:</b> 3	<b>Total Baths:</b> 1
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> Unknown	<b>#Gar:</b> 0	<b>Beds BG:</b> 1	<b>Ensuites:</b> 0
<b>Parking Desc:</b> Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 4
<b>Heat Desc:</b> Other (See Remarks)		<b>Heat Fuel:</b> Wood	
<b>Air Conditioning:</b> Window Unit		<b>Roof:</b>	<b>FP Fuel:</b>
<b>Water Supply:</b> Drilled Well, Lake Intake		<b># FP:</b>	<b>Sewer:</b> Septic Installed
<b>Exterior Finish:</b> Wood		<b>Sewer:</b>	<b>Construction:</b>
<b>Foundation:</b> Other (See Remarks)		<b>Construction:</b>	<b>Basement Dev:</b> None (No Basement)
<b>Basement Desc:</b> None		<b>Basement Dev:</b>	<b>Fire Retrofit:</b> N/A
<b>Floor Covering:</b> Mixed		<b>Fire Retrofit:</b>	
<b>Appliances Incl:</b> Refrigerator, Stove			
<b>Feat/Equip Incl:</b> Bar-B-Que, Furnished, Wall Mounted TV, Window Blinds			
<b>Site Influences:</b> Deck, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront			
<b>Neigh Influences:</b> Recreation Nearby, Water Nearby			
<b>Rental Equip:</b> None			
<b>Secondary Dwelling Unit (SDU):</b> No			

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	8'1" x 7'3"	LIVRM	Main	11'3" x 21'3"	DINRM	Main	8'0" x 11'5"	BEDRM	Main	7'7" x 7'8"
BEDRM	Main	7'5" x 7'6"	BATH4	Main		SERMKS	SDU	12'2" x 13'9"			

**Other Property Information**

**Assoc/POTL Fee:** \$225.00/Year includes Garbage Removal, Other (Describe)  
**Taxes/Yr:** \$2,171.00/2023 **Assmt/Yr:** **Survey/Yr:**  
**Multimedia URL:** <https://youtu.be/HVb7aNdw9Bw>  
**Add Images URL:** <https://360panos.org/panos/199WestDevilLakeLn/>

**Office Information**

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