



SCOTT BURNS
 Broker Of Record
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199 WEST DEVIL LAKE LANE, Westport KOH 2LO

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: \$574,000
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

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 1	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Other (See Remarks)		Heat Fuel: Wood	
Air Conditioning: Window Unit		Roof:	# FP:
Water Supply: Drilled Well, Lake Intake		Sewer: Septic Installed	FP Fuel:
Exterior Finish: Wood		Construction:	
Foundation: Other (See Remarks)		Basement Dev: None (No Basement)	
Basement Desc: None		Fire Retrofit: N/A	
Floor Covering: Mixed			
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl: Bar-B-Que, Furnished, Wall Mounted TV, Window Blinds			
Site Influences: Deck, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront			
Neigh Influences: Recreation Nearby, Water Nearby			
Rental Equip: None			
Secondary Dwelling Unit (SDU): 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/199WestDevilLakeLna/>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage