



72 Dragonfly Lane **List: \$474,900 For: Sale**
South Frontenac Ontario K0G 1X0
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SPIS: N **Taxes: \$2,200/2023** **DOM: 0**
Cottage **Front On: N** **Rms: 2**
Link: **Acre: .50-1.99** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
 1x3xMain
Lot: 75 x 226 Feet Irreg:
Dir/Cross St: Dragonfly Ln. & West Devil Lake Ln.

MLS#: X11822188 **PIN#: 362490076**
Possession Remarks: TBD

Kitchens: 1	Exterior: Wood	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: None	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas:
Heat: Forced Air / Propane	Tot Prk Spcs: 4	Phone:
A/C: None	UFFI:	Water: Other
Central Vac:	Pool: None	Water Supply: Lake/River
Apx Age: 51-99	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Clear View, Family Room, Fireplace/Stove,	Retirement:
Elevator/Lift:	Lake/Pond, Waterfront, Waterfront	Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Type: Lake **Shoreline:** Clean,Sandy
Water Frontage (M): 22.86 **Shoreline Allowance:** Owned
Topography: Wooded/Treed,Hillside **Shoreline Exp:** Sw
Water Features: Boat Launch,Dock **Alternative Power:** None
Access to Property: Year Round Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct,Unobstructive **Water Delivery Features:** Heatd Waterline
WaterfrontYN: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.77	x 14.76	Wood Stove
2	Living	Main	16.57	x 7.58	Hardwood Floor Sw View W/O To Deck
3	Br	Main	8.6	x 7.41	South View
4	2nd Br	Main	6.82	x 7.74	
5	Office	Main	8.6	x 7.41	

Client Remks: Escape to your own slice of paradise on Devil Lake with this cozy 4-season cottage/home. Nestled on a nicely treed, tranquil 1-acre lot, this charming retreat boasts 75 feet of direct waterfront and offers breathtaking views of the lake. With a prime location next to a private boat launch, you'll have easy access to boating, fishing, and all your favourite water activities. 2-bedrooms + an office makes this perfect for weekend getaways or year-round living. The office space is ideal for remote work, extra storage, or extra sleeping. 3-piece bathroom with a full septic system. The living room offers stunning views of Devil Lake, providing natural light and a peaceful atmosphere. Enjoy the outdoors bug-free in relaxing screened porch, perfect for morning coffee or evening relaxation. Stay comfortable year-round with a propane furnace and cozy woodstove for additional warmth. Whether you're looking for a seasonal retreat or a year-round home, this cottage offers the perfect blend of comfort, convenience, and natural beauty. Don't miss your chance to own this fantastic property!

Extras: Furnace (2020), Shingles (2022), Hot water tank (2023). The lake is very low this time of year, but normally 5-6 feet depth at the end of the dock.

Listing Contracted With: RIDEAU REALTY LIMITED **Ph:** 613-272-5000