



	72 Dragonfly Lane Frontenac Ontario K0G 1X0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$2,249/2024				List: \$449,900 For: Sale	
	Detached Link: N Bungalow		Front On: S Acre: .50-1.99		Rms: 5 Bedrooms: 2 Washrooms: 1 1x3xMain	
	Lot: 75 x 226 Feet Irreg: Dir/Cross St: Dragonfly Ln. & West Devil Lake Ln.					
MLS#: X12093126 PIN#: 362490076 Assignment: N Fractional Ownership: N Possession Remarks: TBD						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: N Apx Age: 51-99 Apx Sqft: < 700 Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:			Exterior: Wood Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Fireplace/Stove, Lake/Pond, Waterfront, Waterfront			Zoning: Cable TV: Hydro: Gas: Phone: Water: Other Water Supply: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct:
Water Body Name: Devil Lake Water Body Type: Lake Water Frontage (M): 22.86 Water Features: Dock Access to Property: Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct			Shoreline: Clean Shoreline Allowance: Owned Shoreline Exp: Sw Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Heatd Waterlne			
#	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
3	Br	Main	8.6	x 7.41	Sw View	W/O To Deck
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:						
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000						