



	<b>534 Oak Bluffs Rd</b> <b>Frontenac Ontario K0H 2B0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS:</b> N <b>Taxes:</b> \$1,430.17/2025		<b>List: \$278,000 For: Sale</b>		
	<b>Vacant Land</b> <b>Link:</b>		<b>Front On:</b> S <b>Acre:</b> 5-9.99	<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0	
	<b>Lot:</b> 440.22 x 1041.77 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Crow Lake Rd and Alf Patterson Rd <b>Directions:</b> From Westport turn onto Mountain road. Follow for 14km and then continue straight onto Crow Lake Road. Follow for 8.1km and then turn left onto Alf Patterson Road. Follow for approx 3km and the property is on the right.				
<b>MLS#:</b> X12346633 <b>PIN#:</b> 362380364 <b>Possession Remarks:</b> TBD					
<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> <b>Gar/Gar Spcs:</b> <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> <b>Tot Prk Spcs:</b> <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Lake Access, Waterfront, Wooded/Treed		<b>Zoning:</b> R-13 <b>Cable TV:</b> A <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> None <b>Water Supply</b> <b>Type:</b> <b>Sewer:</b> Other <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Indirect <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Year:</b> 2005 <b>Survey Type:</b> Available	
<b>Water Body Name:</b> Bobs Lake <b>Water Body Type:</b> Lake <b>Water Features:</b> Boat Launch,Waterfront-Deeded Access <b>Access to Property:</b> Paved Road,Year Round Municipal Road <b>Docking Type:</b> Private <b>Water View:</b> Obstructive <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Indirect		<b>Shoreline:</b> Clean,Deep <b>Shoreline Allowance:</b> None <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Easement <b>Waterfront Accessory Bldgs:</b> Not Applicable			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Nestled in the heart of the breathtaking Badour Farms, this picturesque 8-acre building lot is a rare chance to claim your own piece of natures paradise where tranquility meets lakeside adventure. As part of this private condo waterfront community, you'll enjoy shared access to Bobs Lake, including a secure gated boat launch, dock, and crystal-clear waters perfect for swimming, boating, and fishing. Miles of well-maintained hiking trails wind through the common lands, transforming into pristine cross-country skiing and snowshoeing routes in the winter, making this a true four-season haven for outdoor lovers.The lot itself welcomes you with a gated entrance and a newer gravel driveway that meanders through mature mixed hardwoods to a spacious turn around ideal for parking a large RV or beginning construction on your dream home. With year-round municipal road access, garbage pickup, and hydro at the driveways edge, you'll have all the comforts of home while surrounded by unspoiled natural beauty. An annual maintenance fee of only \$300 helps ensure the condo community and its amenities remain in pristine condition. Whether you're envisioning a peaceful weekend escape or a full-time residence, this property offers the privacy, beauty, and recreation you've been searching for and its ready for you to make it yours. Call and book your showing today.					
<b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000					