

\$189,000 - 102 Attwood Lane, Frontenac (frontenac South)

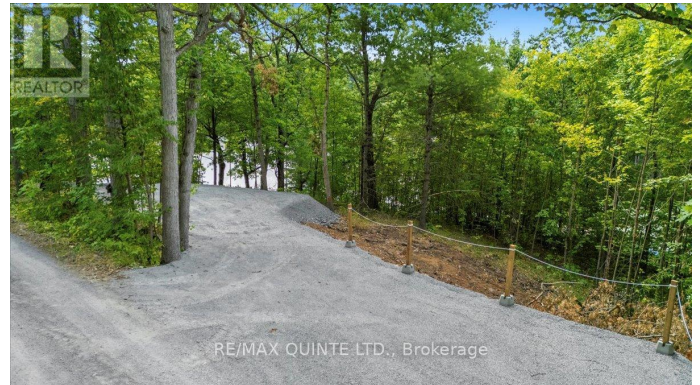
MLS® #X12328476

\$189,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

47 - Frontenac South, Frontenac (frontenac South), Ontario

Welcome to 102 Attwood Lane a peaceful, private 1-acre waterfront lot on quiet Bucks Bay, part of the highly sought-after Bobs Lake. This exceptional property offers 160 feet of shoreline and full boating access to all of Bobs Lake, while remaining tucked away from busy boat traffic for a truly serene setting. The Waterfront building envelope has a cleared and graded area of approx. 1,000 sq.ft. is already in place, with the potential to expand up to 1,500 sq.ft., allowing flexibility for your dream bungalow or two-storey home. Enjoy stunning views of the bay without sacrificing privacy. A parking area has been roped off. On the opposite side of the road there is room for a shed/garage or more parking. Hydro is located right at the road, and there's ample space for a septic system and multiple ideal locations for a drilled well. A parking area has been created and can be expanded to accommodate 3 or 4 vehicles. A preliminary path leads down to the shallow waterfront. The shoreline gradually deepens, making it swimmable with the addition of a long floating dock. Best of all, no transient boat traffic means calm, uninterrupted enjoyment go as far out as you like! Located on a quiet, resident-maintained private road (plowed in winter by a year-round neighbour), this lot is just 3 properties from the end of Attwood Lane, ensuring minimal traffic and maximum



peace and quiet. Conveniently situated only 1 hour north of Kingston, 1.5 hours from Ottawa, and 3 hours from Toronto, this is your chance to own a stunning piece of paradise whether for seasonal cottage living or a year-round waterfront home. Seller is motivated! (id:6289)

Essential Information

Listing #	X12328476
Price	\$189,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	102 Attwood Lane
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1T0

Amenities

Utilities	Electricity
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	177 x 274 FT 1/2 - 1.99 acres
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Listing Details

Listing Office	RE/MAX QUINTE LTD.
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Listing information last updated on October 20th, 2025 at 4:31pm PDT