

1867 CROW LAKE Road, Maberly, Ontario K0H 2B0

Listing

Client Full

[1867 CROW LAKE Rd Maberly](#)

Listing ID: 40576544

Active / ResidentialPrice: **\$549,900****Frontenac/Frontenac/45 - Frontenac Centre Bungalow/House**

	Beds	Baths	Kitch
Main		2	1

Beds (AG+BG): **0 (0 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,124**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,124/Other**
 DOM: **55**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$395.40/2023**

Remarks/Directions

Public Rmks: **Unique opportunity to own a property that has been a part of the community for over a century. The Old Crow Lake schoolhouse has had many uses over the years but was originally a schoolhouse from about 1905 until the 1960s. The township then leased the property to the Crow Lake Community Club until 2019 and the property was used for various community events during that time period. In 2021, it was sold, and many renovations were done to upgrade the structure, while maintaining the original character. Archie's Place was created and a variety of events were hosted at the property and it has also been used as a short term rental. The dwelling is serviced by a drilled well and septic system and is located just a short walk from Crow Lake public beach and boat launch. The schoolhouse has had major upgrades over the last two years, including a new furnace (2023), new windows, updated electrical work, eavestroughs, re-finished hardwood floors, plus much more. As you enter through the foyer, you will be immersed in the original character and quality of craftsmanship of an earlier day. From the foyer, you enter the main living space which is currently set up as a bedroom and living area. The expansive kitchen is located behind this space, along with two bathrooms. The basement is accessed from the exterior and includes a utility/laundry area plus storage and an extra full-sized refrigerator. The modern furnishings and new appliances are included in this sale, along with a generator and lawn mower, making this a turnkey purchase. The property is ideally located on a township-maintained road and on a corner lot with plenty of space. This property is one that you just don't see often and has so many possibilities. Located in lake country and only 10 minutes from the quaint village of Sharbot Lake or an hour from the larger city of Kingston. Imagine the possibilities!**

Directions: **Just east of Crow Lake Village at the corner of Crow Lake Road and Hagan Road.**

Exterior

Exterior Feat: **Landscaped, Private Entrance, Year Round Living**
Construct. Material: **Vinyl Siding** **Roof:** **Asphalt Shingle, Metal**
Shingles Replaced: **Foundation:** **Concrete, Concrete Block, Slab** **Prop Attached:** **Detached**
Year/Desc/Source: **//** **Apx Age:** **100+ Years**
Property Access: **Municipal Road, Paved Road** **Rd Acc Fee:**
Other Structures: **Private Drive Double Wide//Gravel Driveway** **Winterized:** **Fully Winterized**
Garage & Parking: **8** **Driveway Spaces:** **8.0** **Garage Spaces:**
Parking Spaces: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Telephone**
Services: **Drilled Well** **Water Tmnt:** **UV System** **Sewer:** **Septic**
Water Source: **0.450/Acres** **Acres Range:** **< 0.5** **Acres Rent:**
Lot Size Area/Units: **165.00** **Lot Depth (Ft):** **132.00** **Lot Shape:** **Irregular**
Lot Front (Ft): **Rural** **Lot Irregularities:**
Location: **Access to Water, Beach, Lake/Pond** **Land Lse Fee:**
Area Influences: **Forest, Trees/Woods**
View: **Flat site, Level, Wooded/Treed** **Retire Com:**
Topography: **Retire Com:** **South**
Restrictions: **Exposure:** **North**

Interior

Interior Feat: **Ceiling Fans, Generator-Full, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Treatment**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Access Feat: **Multiple Entrances, Open Floor Plan, Parking**
Basement: **Partial Basement** **Basement Fin:** **Unfinished**
Basement Feat: **Walk-Up**
Laundry Feat: **In Basement**
Cooling: **Ductless**
Heating: **Baseboard, Electric Hot Water, Forced Air-Propane, Heat Pump**
Under Contract: **Propane Tank, Other** **Contract Cost/Mo:**
Inclusions: **Dishwasher, Furniture, Microwave, Refrigerator, Smoke Detector, Stove, Window Coverings**
Add Inclusions: **Generator, Lawn Mower, Tools in the basement, Lawn Mower**
Exclusions: **Personal items, Hope Chest, Rocking Horse, Yellow Chair, Painted Window in basement, Archie's Place Sign**

Property Information

Common Elem Fee: **No** **Local Improvements Fee:**
Legal Desc: **PT LT 2 CON 5 OSO AS IN FR161306; CENTRAL FRONTENAC** **Survey:** **None/**
Zoning: **R1** **Hold Over Days:**
Assess Val/Year: **\$29,500/2016** **Occupant Type:** **Vacant**
PIN: **362360046** **Deposit:** **10,000**
ROLL: **103908003013700**
Possession/Date: **Flexible/**

Brokerage Information

List Date: **05/01/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 06/25/2024

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