

PRICE  
REDUCED

*Cottage Getaway  
Close to Crow Lake!*



**1867 Crow Lake Road, Maberly, ON**

# X11900210

\$ \$464,000

1 Bedroom

2 Bathrooms

0.45 Acres

**Don't miss out on your chance to be on a beautiful large lot, steps from the beach and boat launch this summer.**

Move in right away! Fully furnished. A great open concept home, cottage, or a rental property. This home has had major upgrades over the last two years, including a new furnace (2023), new windows, updated electrical work, eaves-troughs, 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 an open concept bedroom and living area.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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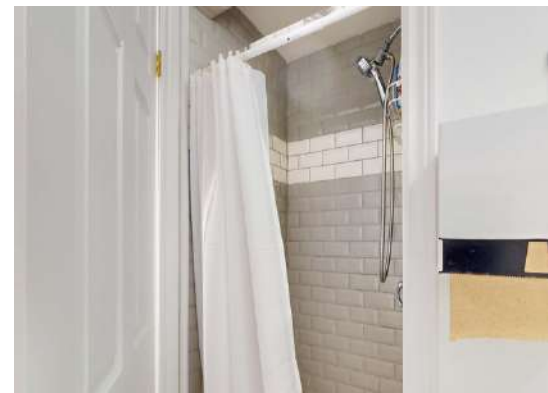


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Maberly, ON**

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## Features

***Don't miss out on your chance to be on a beautiful large lot, steps from the beach and boat launch this summer.***

- Move in right away! Fully furnished.
- A great open concept home, cottage, or a rental property.
- This home has had major upgrades over the last two years, including a new furnace (2023), new windows, updated electrical work, eaves-troughs, 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 an open concept 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! Questions? Give us a call!

## Directions

- Just east of Crow Lake Village at the corner of Crow Lake Road and Hagan Road.

# 1867 CROW LAKE ROAD, MABERLY, ON

## More Information

Built 1897/98

## Home Improvements

- UV filtration (lightbulb changed 2023)
- Furnace (2023)
- Washer/dryer (2022)
- Dishwasher (2022)
- HWT owned (2022)
- Electrical (2022)
- Sump pump (2023)
- Split ductless system (2022)
- New windows (in the school, 2022)
- Nest thermostat (2022)
- Internet access installed (2022)
- Generator w/ general link (2023)
- Plumbing
- Lights
- New siding (2020)
- Refinished original hardwood floors
- Shower (2022)
- New paint
- Foundation: Blue skin, new big O, gravel and backfill (2022)

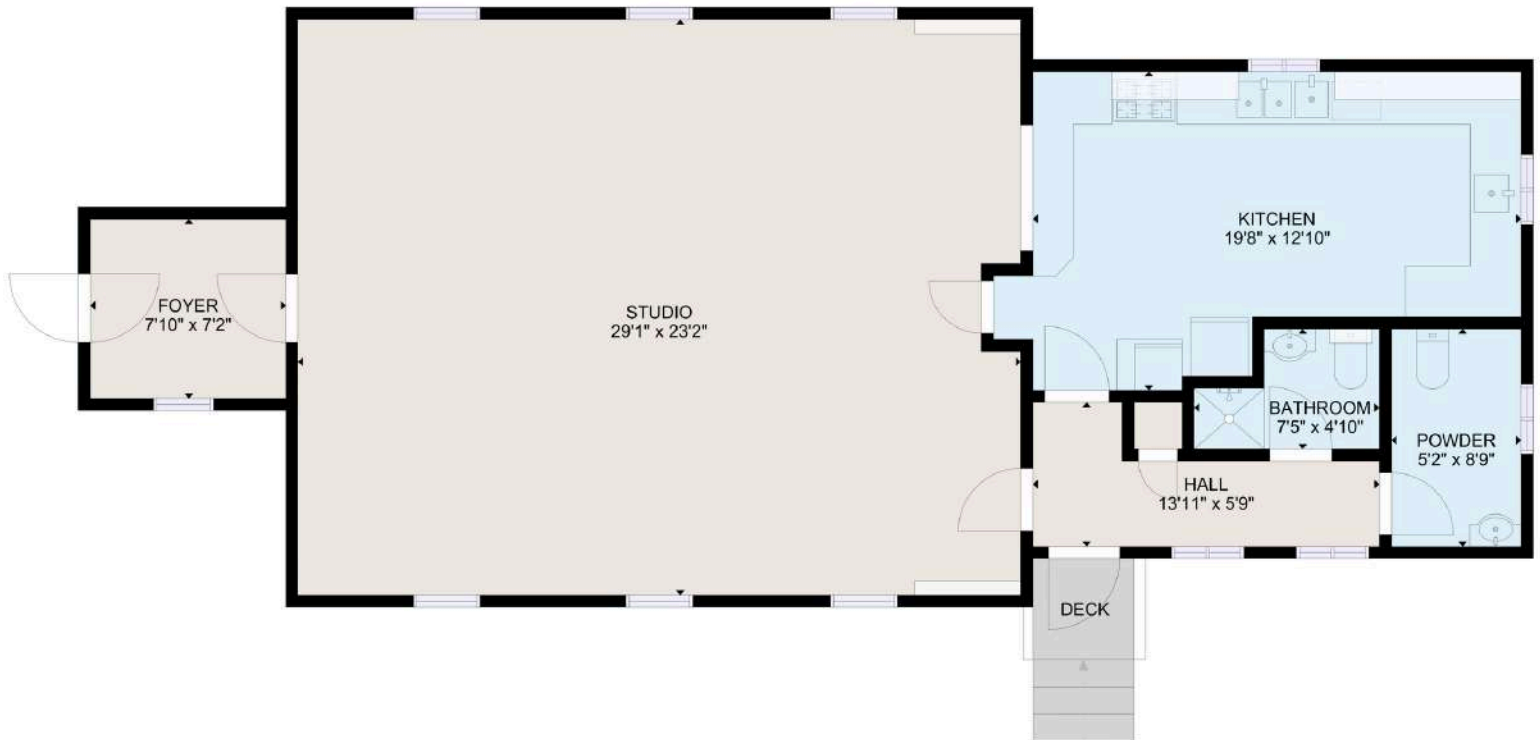
## Expenses (2023)

Property Taxes	Hydro	Propane	Internet
\$395.40	\$1884.00	\$1664.00	\$101.64/month





# FLOOR PLAN



GROSS INTERNAL AREA  
EXCLUDED AREA: DECK: 16 sq.ft  
TOTAL: 1124 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# AERIAL VIEWS



# WATER SAMPLE



## CERTIFICATE OF ANALYSIS

### Final Report

C.O.C.: Archie's Place

REPORT No: 23-000922 - Rev. 0

Report To:



CADUCEON Environmental Laboratories

285 Dalton Ave

Kingston, ON K7K 6Z1

Attention:



DATE RECEIVED: 2023-Jan-19  
DATE REPORTED: 2023-Jan-23  
SAMPLE MATRIX: Drinking Water

CUSTOMER PROJECT: Archie's Place  
P.O. NUMBER:  
WATERWORKS NO: 741003906

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Ecoli m-TECH Media (Liquid)	1	KINGSTON	ELIVERMORE	2023-Jan-19	EC-001	MECP E3371
Total Coliforms (m-Endo Media)	1	KINGSTON	ELIVERMORE	2023-Jan-19	TC-001	SM 9222B

R.L. = Reporting Limit

NC = Not Calculated

Test methods may be modified from specified reference method unless indicated by an \*

Client I.D.	Sample I.D.	Date Collected	Parameter	Total Coliform	E coli
			Units	CFU/100mL	CFU/100mL
			R.L.	1	1
				-	-
Laundry Sink	23-000922-1	2023-Jan-19		0	0

Evan Livermore  
Microbiology Supervisor

The analytical results reported herein refer to the samples as received. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

# HVAC WARRANTY

## PRODUCT REGISTRATION



Registration Date: February 24, 2023

### CONFIRMATION



Thank you for registering your new air conditioning and/or heating equipment from the PAYNE family of brands.

Your registration confirmation number is **Z005594150689P**

Please print this screen, as it'll be your only record of this registration.

#### Equipment Owner

1867 CROW LAKE RD, RR 3,  
MABERLY, ON, K0H 2B0  
CANADA

#### Dealer Information

Home Comfort HVAC,  
2430 RUTLEDGE RD,  
SYDENHAM, ON, K0H 2T0  
CANADA  
6135721511  
contact@homecomforthvac.ca

#### Equipment Location

1867 CROW LAKE RD, RR 3,  
MABERLY, ON, K0H 2B0  
CANADA  
7704023973

#### Type of purchase

Replacement of existing equipment

#### Application Type

Residential Single Family

#### Installed Products

Serial Number	Model Number	Installation Date	Coverage	End Date
3822A62533	PG96VTAA42060B	02/20/2023	Primary Heat Exch- Furnace	02/20/2043
			Secondary Heat Exch-Furnace	02/20/2043
			Enhanced Parts Warranty	02/20/2033

Each piece of equipment has unique warranty coverage. Please print a copy of this product registration confirmation and retain it with a warranty certificate for each product and your proof of purchase records. If you do not have a copy of the warranty certificate(s), please contact your installing dealer or visit the [product manual page](#) to print a copy.

If your new system ever needs a repair, ask your servicing dealer to only use **Factory Authorized Parts™**

#### Designed for Easy Install & Service, Engineered for Quality

Factory Authorized Parts™ have been designed and built specifically for PAYNE® equipment. These parts are the perfect fit, restoring equipment to its original performance.

- U.L. & C.S.A. qualified
- Preserves the original manufacturer's warranty
- Preserves the original efficiency of the system
- Meets rigorous factory run life design specifications



# EAVESTROUGHS RECEIPT

## Kingston Seamless Eavestrough

774 Baker Crescent  
Unit 4  
Kingston, Ontario, K7M 6P6  
613-549-8837  
kingstonseamless@gmail.com  
www.kingstoneavestrough.com  
613-549-8837  
BN/NE: 106358765  
kingstonseamless@gmail.com  
HST# 106358765RT0001

## Invoice

Invoice No: 3528  
Date: 2021-12-08  
Terms: NET 0  
Due Date: 2021-12-08

XXXXXXXXXX  
XXXXXXXXXX  
1867 Crow Lake Rd, Central  
Frontenac, ON, Canada  
770-402-3973

Description	Quantity	Rate	Amount
Supply and install new 5" Standard Eavestrough .025 gauge aluminum (colour) White	144	\$10.00	\$1,440.00
Supply and install new 3x3 inch Large Down Pipe (Colour) White	70	\$8.50	\$595.00
Supply and install new 3x3 inch Large Elbows (colour) White	22	\$8.50	\$187.00
Fee to remove old materials, clean up site, and disposal.	1	\$39.95	\$39.95
Steel snow guard installation / Black	40	\$15.00	\$600.00

PLEASE NOTE: PAYMENT is DUE upon completion/invoicing.  
We DO NOT offer payment at net 30 days.

### Payment options:

Visa, Mastercard (a charge of 2.5% added to the final price for service fees on credit card payments), cash, debit (available at office at rear of 774 Baker Cres), or e-transfer (send e-transfer to kingstonseamless@gmail.com, please note that our registered name is 548332 Ont Ltd), cheques payable to Kingston Seamless Eavestrough (mailing address: 774 Baker Cres, unit 4, Kingston, ON, K7M6P6, or drop in our mail slot at side door of 774 Baker Cres).

Please note: 24% annual interest charged on all overdue accounts, calculated daily, compounded monthly.

Subtotal	\$2,861.95
HST 13%	\$372.05
Total	\$3,234.00
PAID	\$3,234.00

**Paid**

**Balance Due \$0.00**



# WINDOWS & DOORS RECEIPT



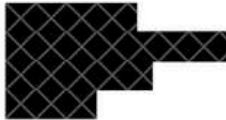
700 Dalton Ave.  
Kingston, ON K7M 8N8  
Phone: 613-549-5855  
Fax: 613-549-5845  
www.repwindowsdoors.com

**PAID**  
05/10/2022

## Invoice

Date 03/03/2022 Invoice # 50633

Invoice To



Customer Fax

Customer E-mail



Customer Phone



P.O. No.

Terms

Due on receipt

Description	Qty	Unit Of Measure	Rate	Amount
DEL#67666				
SPECIAL ORDER - NO RETURNS Lakeview Single Hung, White/White, LowE 180 & Argon, 1" SDL-2x1 Full, 3-1/4" Vinyl Frame 32" x 61-1/2" (BACK ORDERED 2 WINDOWS MARCH 3/22) REC'D MARCH 17/22	6	EA	483.01	2,898.06
SPECIAL ORDER - NO RETURNS Lakeview Single Hung, White/White, LowE 180 & Argon, 1" SDL-2x1 Full, 3-1/4" Vinyl Frame 28" x 53-1/2"	1	EA	693.36	693.36
LABOUR RETRO FIT-DISPOSAL, FOAM INSULATION, NEW INTERIOR QUARTER ROUND (IF NEEDED), EXTERIOR ALUM CAPPING & CAULKING IN WHITE. 95 SqFt	1	EA	2,800.00	2,800.00
**EXTRA WORK TO REFRESH EXISTING INTERIOR TRIM. INSTALLER TO APPLY INTERIOR CAULKING (WHITE)**				

RETURN POLICY - Returns will be accepted within 30 days of purchase. Special Order Items are NOT returnable. Some exceptions may apply.

Service Charge Of 2% Per Month - 24% Per Annum Will Be Charged On Overdue Invoices

**Subtotal** \$6,391.42

LOCAL DELIVERY CHARGE \$55

**Sales Tax Total** \$830.88

OUT OF TOWN DELIVERY CHARGE \$85 (MINIMUM)

**Total** \$7,222.30

MINIMUM ORDERS APPLY

**Payments/Credits** -\$7,222.30

Customers Are Responsible For Inspecting Their Orders Upon Receiving

**Balance Due** \$0.00

GST/HST No. 899225122

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=dEitPXaMVqy&brand=0>

## Aerial Video



Scan the QR Code or Visit:  
<https://youtu.be/xkdj2LepGwM>

## 360 Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/1867CrowLakeRoad2/>

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/qt987Bvjn5nPcYWeA>



# MLS LISTING

	<b>1867 Crow Lake Rd</b> <b>Central Frontenac Ontario K0H 2B0</b> Central Frontenac Frontenac <b>SPIS: N</b> <b>Taxes: \$395.40/2023</b> <b>DOM: 59</b>		<b>List: \$464,000 For: Sale</b>																																											
	Detached <b>Link: N</b> Bungaloft  <b>Lot: 165 x 132 Feet Irreg:</b> <b>Dir/Cross St: Hagan Road</b>		<b>Front On: S</b> <b>Acre:</b>  <b>Rms: 6</b> <b>Bedrooms: 1</b> <b>Washrooms: 2</b> 1x3xMain, 1x2xMain																																											
<b>MLS#:</b> X11900210 <b>PIN#:</b> 362360046 <b>Possession Remarks:</b> TBD																																														
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Part Bsmt / Walk-Up <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1100-1500 <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>Waterfront:</b> None		<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 8 <b>Tot Prk Spcs:</b> 8 None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Lake Access, Lake/Pond, School Bus Route		<b>Zoning:</b> R1 <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> Y <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Oth Struct:</b>																																										
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Foyer</td><td>Main</td><td>7.22</td><td>x 6.56</td><td>Murphy Bed</td></tr><tr><td>2</td><td>Br</td><td>Main</td><td>28.87</td><td>x22.97</td><td>Open Concept</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>19.69</td><td>x 12.8</td><td>3 Pc Bath</td></tr><tr><td>4</td><td>Bathroom</td><td>Main</td><td>6.89</td><td>x4.92</td><td>2 Pc Bath</td></tr><tr><td>5</td><td>Bathroom</td><td>Main</td><td>8.53</td><td>x4.92</td><td></td></tr><tr><td>6</td><td>Utility</td><td>Bsmt</td><td>17.72</td><td>x 12.47</td><td></td></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description	1	Foyer	Main	7.22	x 6.56	Murphy Bed	2	Br	Main	28.87	x22.97	Open Concept	3	Kitchen	Main	19.69	x 12.8	3 Pc Bath	4	Bathroom	Main	6.89	x4.92	2 Pc Bath	5	Bathroom	Main	8.53	x4.92		6	Utility	Bsmt	17.72	x 12.47	
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<b>Extras:</b> <b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595																																														



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

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