



1867 Crow Lake Rd
Central Frontenac Ontario K0H 2B0
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SPIS: N **Taxes: \$395.40/2023** **DOM: 59**
 Detached **Front On: 5** **Rms: 6**
Link: N **Acre:** **Bedrooms: 1**
 Bungalow **Washrooms: 2**
 1x3xMain, 1x2xMain
Lot: 165 x 132 FeetIrreg:
Dir/Cross St: Hagan Road

MLS#: X11900210 **PIN#: 362360046**
Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning: R1
Fam Rm: N	Drive: Private	Cable TV: Y
Basement: Part Bsmt / Walk-Up	Gar/Gar Spcs: None / 0	Hydro: N
Fireplace/Stv: N	Drive Park Spcs: 8	Gas: Y
Heat: Forced Air / Propane	Tot Prk Spcs: 8 None	Phone: Well
A/C: Wall Unit	UFFI:	Water: Drilled Well
Central Vac: N	Pool:	Water Supply: Septic
Apx Age: 100+	Energy Cert:	Sewer: Unknown
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: None
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Beach, Lake Access, Lake/Pond, School Bus	Retirement:
Elevator/Lift:	Route	Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		
Waterfront: None		

#	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	

Client Remks: 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!

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph: 613-273-9595**