



1867 Crow Lake Rd		List: \$464,000 For: Sale	
Frontenac Ontario K0H 2B0			
Frontenac 45 - Frontenac Centre Frontenac			
SPIS: N	Taxes: \$395.40/2023	DOM: 112	
Detached	Front On: S	Rms: 6	
Link: N	Acre:	Bedrooms: 1	
Bungaloft		Washrooms: 2	
		1x3xMain, 1x2xMain	
Lot: 165 x 132 Feet Irreg:			
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:
Basement: Part Bsmt / Walk-Up	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: N	Drive Park Spcs: 8	Gas: N
Heat: Forced Air / Propane	Tot Prk Spcs: 8	Phone: Y
A/C: Wall Unit	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 100+	Energy Cert:	Sewer: Septic
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: None
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	
2	Br	Main	28.87	x 22.97	Murphy Bed Open Concept
3	Kitchen	Main	19.69	x 12.8	
4	Bathroom	Main	6.89	x 4.92	3 Pc Bath
5	Bathroom	Main	8.53	x 4.92	2 Pc Bath
6	Utility	Bsmt	17.72	x 12.47	

Client Remks: 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. Archies 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, 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!

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