

# *Normerica Timber Frame Home on Sharbot Lake*



## 2012 Shibley Road, Sharbot Lake, ON

- # X11994712
- \$ \$1,190,000
- 3 Bedrooms
- 2 Bathrooms
- 1.4 Acres
- Sharbot Lake

**Sitting on the shores of Sharbot Lake and nestled in the trees stands this superbly crafted Normerica Timber Frame Home.**

As you come up the driveway, a relaxing feeling comes over you and you realize you are experiencing something special. Upon entering the home, the build quality is evident and that feeling continues. The main central area of the home is timber frame construction and the balance of the home is traditionally constructed. The main floor has a large living room with soaring cathedral ceilings, a wood burning fireplace and is open to the dining area and beautiful custom kitchen. From the kitchen you can head out to the bright 3-season sunroom and onto the multi-level composite deck.

*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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Sharbot Lake, ON**

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## Features

- Sitting on the shores of Sharbot Lake and nestled in the trees stands this superbly crafted Normerica Timber Frame Home.
- As you come up the driveway, a relaxing feeling comes over you and you realize you are experiencing something special.
- Upon entering the home, the build quality is evident and that feeling continues. The main central area of the home is timber frame construction and the balance of the home is traditionally constructed.
- The main floor has a large living room with soaring cathedral ceilings, a wood burning fireplace and is open to the dining area and beautiful custom kitchen. From the kitchen you can head out to the bright 3-season sunroom and onto the multi-level composite deck.
- Back inside you will find a main floor primary bedroom and a stunning 4pc. main bathroom. Up the timber frame stairs to the loft area there is an open area currently being used for another bedroom with views down over the living room and out through the windows down the stone stairs to the lake.
- On the basement level you will find another bedroom, a 3pc bathroom, a recreation room and a large room used for laundry, utility and workshop. The lower level has access out to the yard and down to the lake.
- As you meander down the stone stairs the view opens up to a large stone patio, fire pit, pergola, dock and deep clean waterfront. Facing mainly west means you will have glorious sunsets while enjoying time with family and friends around the campfire.
- The home is serviced by a drilled well with UV filtration, septic system, on-demand propane boiler, in-floor radiant heat and has an air handler to bring the heat to the upper levels and allow for the easy addition of AC.
- Stunning property in every way and located just 12 minutes from the village of Sharbot Lake on a year round road.

## Directions

- Hwy. 38 south of Sharbot Lake to Shibley Road. Follow to end to #2012.



# MORE INFORMATION

## Noramerica Timberframe Home 2000

A beautifully crafted timber-frame home featuring 2 bedrooms, 2 bathrooms, and a loft. This lakeside retreat offers a blend of modern comforts and rustic charm.

### Key Features:

- **Living Spaces:**
  - Great Room: Timber-frame construction with vaulted ceilings in the master bedroom, kitchen, dining area, and main bath.
  - Screened Porch: Insulated floors, walls, and roof with Wonder Wall windows and screens.
  - Basement: Lakeside wall framed, 3-sided poured concrete foundation on granite.
- **Outdoor Amenities:**
  - Deck & Patio: 2-tier composite deck with bistro bump-out, mixed picket rail, and glass. 2-tier patio at the lakefront with a pergola.
  - Dock: 3-section dock with a swim ladder, boat bumpers, and cleats.
  - Pathways: Complete path around the house leading to the lakefront.

### Utilities & Systems:

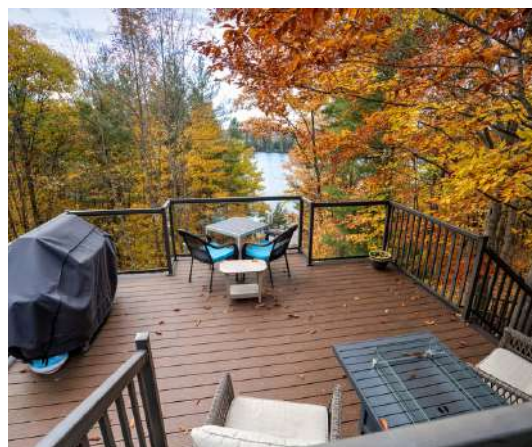
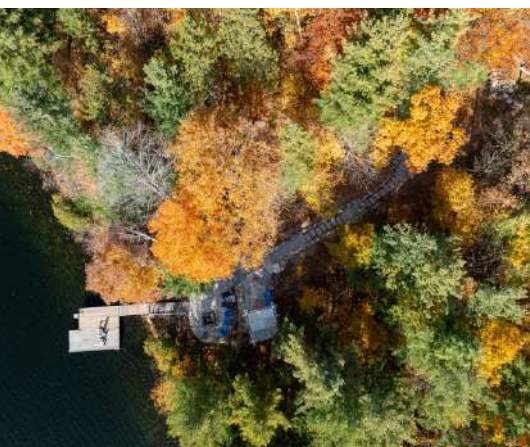
- **Water Supply:** Well with 6 GPM output, full UV filtration, water softener, reverse osmosis in the kitchen, and an external hose tap.
- **Electrical:** 200 amp service, driveway post light, and power receptacle at the waterfront pergola. Fibre optic Wi-Fi system installed.
- **Heating & Cooling:** Propane-based heating, closed in-floor system in the walkout basement, forced air on the main and loft floors, ducting ready for A/C, and an Ecobee Wi-Fi thermostat.
- **Septic System:** Gravity septic with an 800-gallon tank and room for an additional bathroom.

### Insulation & Build Quality:

- **Great Room Roof:** R35 solid foam insulation.
- **Vaulted Ceilings:** R49 battens in the wings.
- **Exterior Walls:** R24 solid foam insulation.
- **25-Year Roof Shingles**

### Additional Features:

- **Tech & Security:** August Lock Wi-Fi front door lock system.
- **HRV System:** Replaced in 2022.
- **Chattels Included:** Adirondack chairs, lakeside patio table and chairs, BBQ, dining table with chairs, and porch lighting.



# FLOOR PLAN 1/3

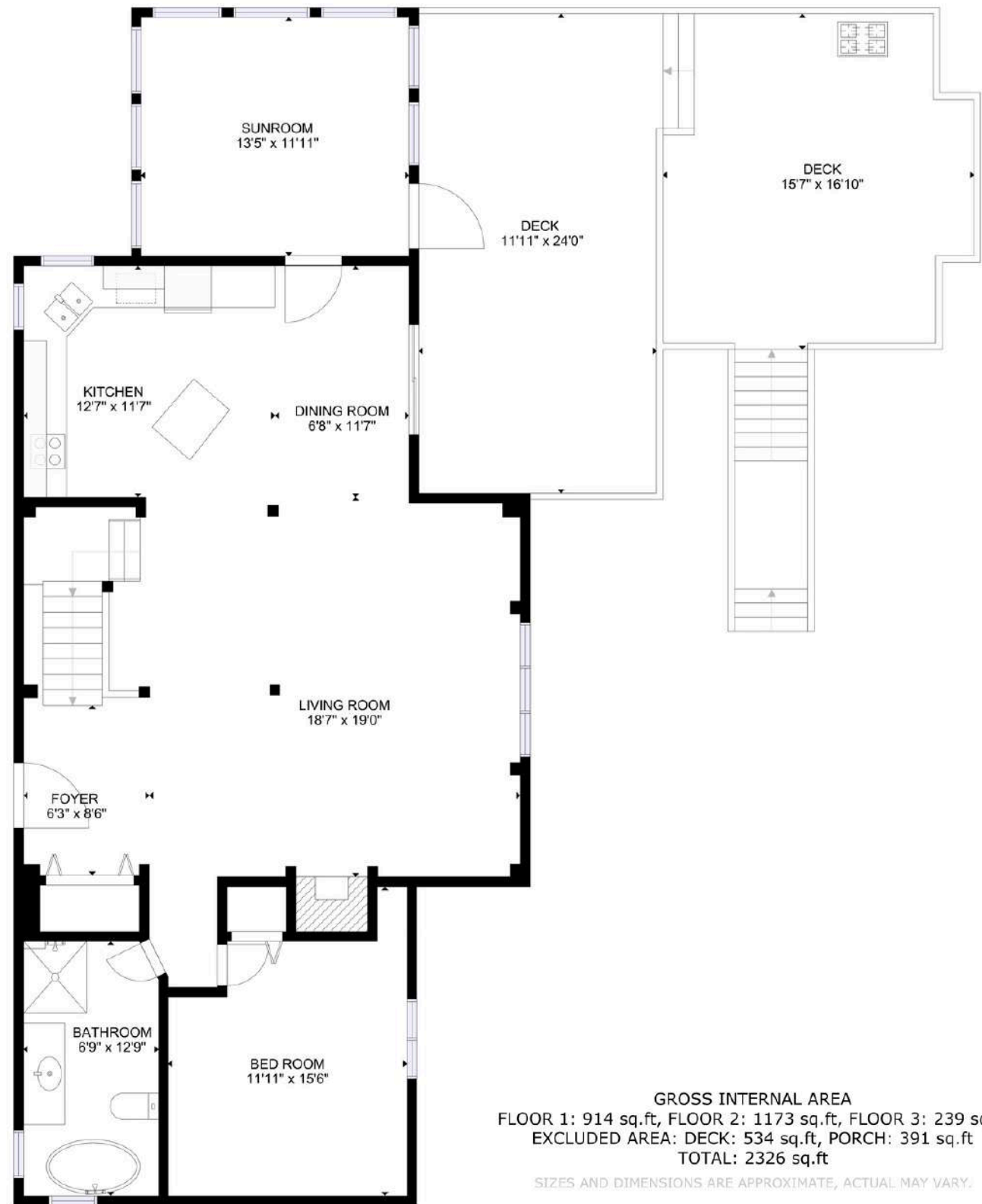


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 914 sq.ft, FLOOR 2: 1173 sq.ft, FLOOR 3: 239 sq.ft  
EXCLUDED AREA: DECK: 534 sq.ft, PORCH: 391 sq.ft  
TOTAL: 2326 sq.ft

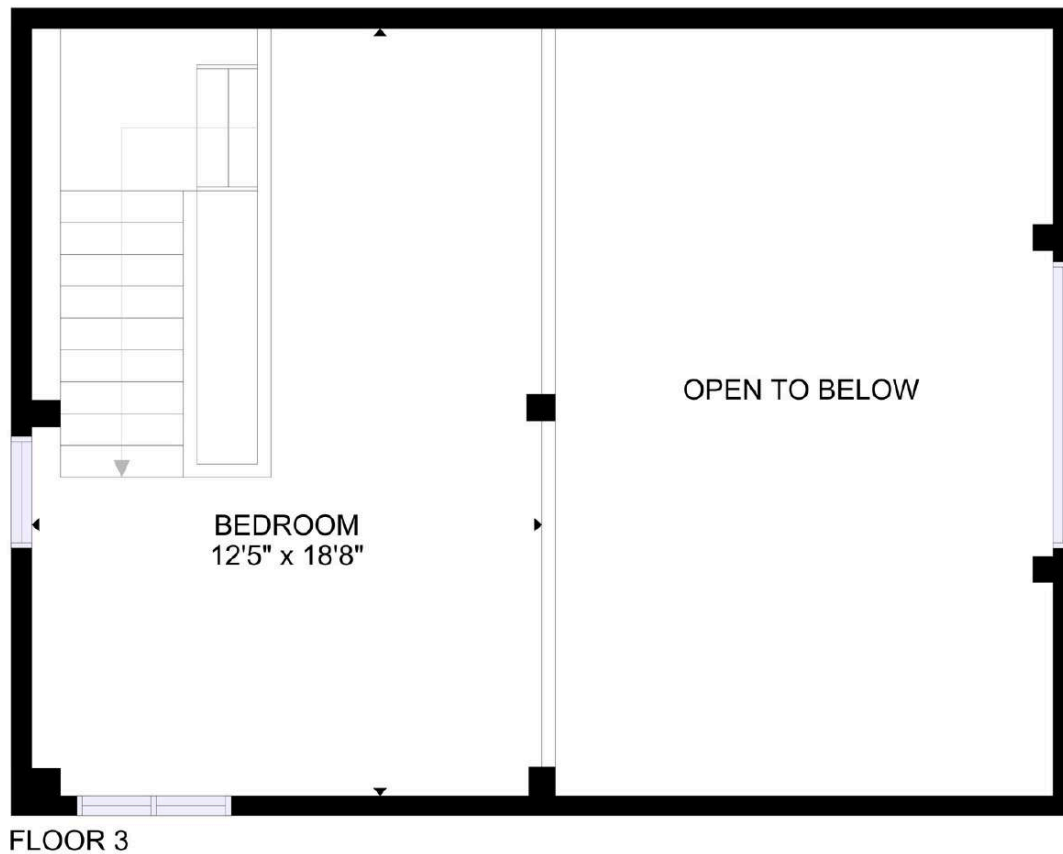
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN 2/3



FLOOR 2

# FLOOR PLAN 3/3

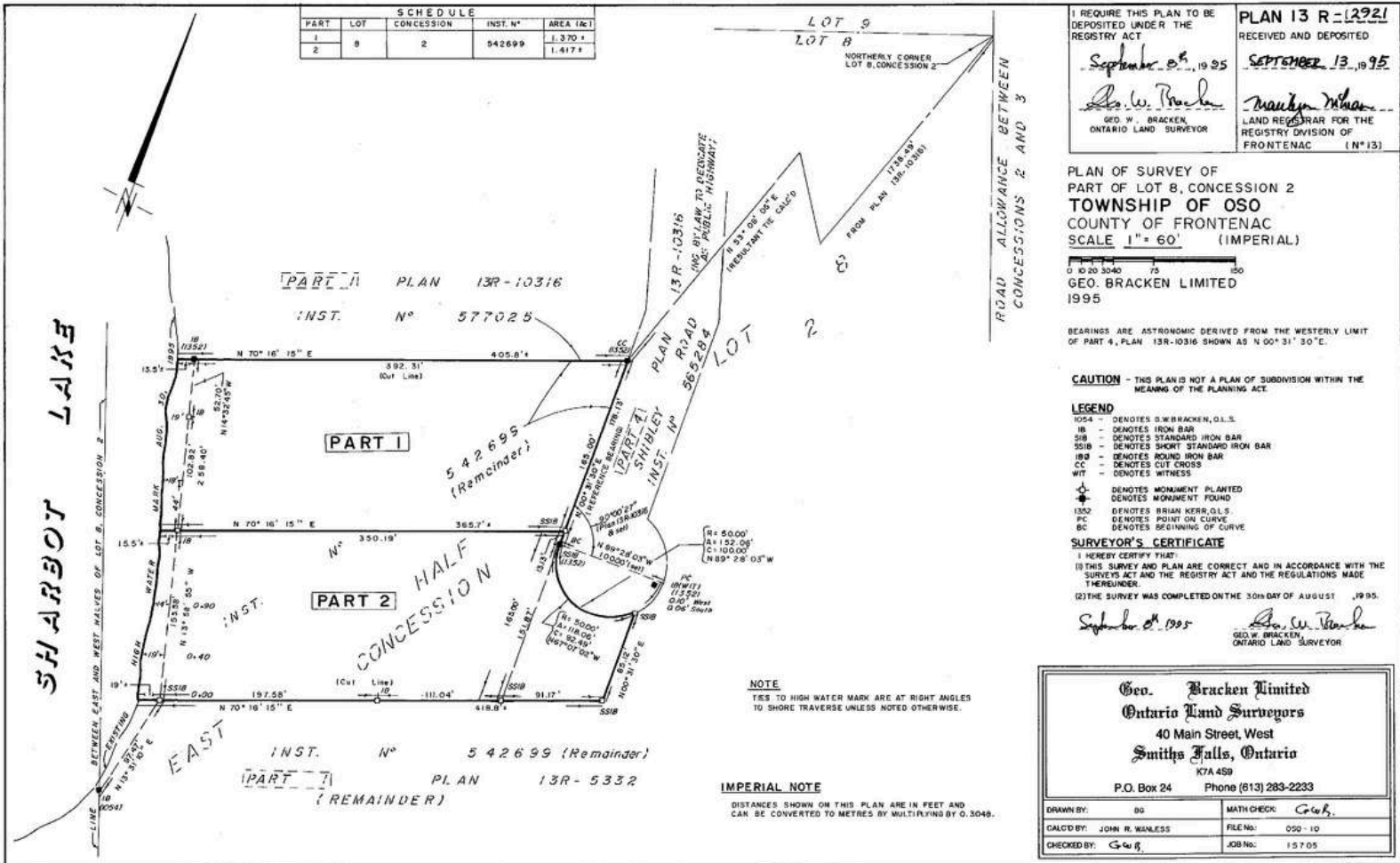


GROSS INTERNAL AREA  
FLOOR 1: 914 sq.ft, FLOOR 2: 1173 sq.ft, FLOOR 3: 239 sq.ft  
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TOTAL: 2326 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# SURVEY





# WELL RECORD

Department of  
Environment  
and Energy

## The Ontario Water Resources Act WATER WELL RECORD

Print only in spaces provided.

Mark correct box with a checkmark, where applicable.

County or District	Township/Borough/City/Town/Village	Con block tract survey, etc.	Lot
Frontenac	Oso	2	8
Address		Date completed 21 day 09 month 99 year	

[illegible]

WATER RECORD		
Water found at - feet	Kind of water	
242'	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/2	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	188	0	22
	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			
	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			

SCREEN	Sizes of opening (Slot No.)	Diameter	Length
		inches	feet
	Material and type	Depth at top of screen	
		feet	

PLUGGING & SEALING RECORD			
<input checked="" type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment	
Depth set at - feet			
From	To	Material and type (Cement grout, bentonite, etc.)	
20	0	grout	

PUMPING TEST	Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor		Pumping rate <b>5 1/2</b> GPM		Duration of pumping ..... <b>2</b> Hours ..... Mins	
	Static level	Water level end of pumping	Water levels during		<input type="checkbox"/> Pumping	<input type="checkbox"/> Recovery
			15 minutes	30 minutes	45 minutes	60 minutes
	<b>36</b> feet	<b>36</b> feet	<b>17 1/2</b> feet	<b>92</b> feet	<b>36</b> feet	<b>36</b> feet
	if flowing givle rate		Pump intake set at		Water at end of test	
GPM		feet		<input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy		
Recommended pump type		Recommended pump setting		Recommended pump rate		
<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep		<b>235</b> <del>200</del> feet		<b>5 1/2</b> GPM		

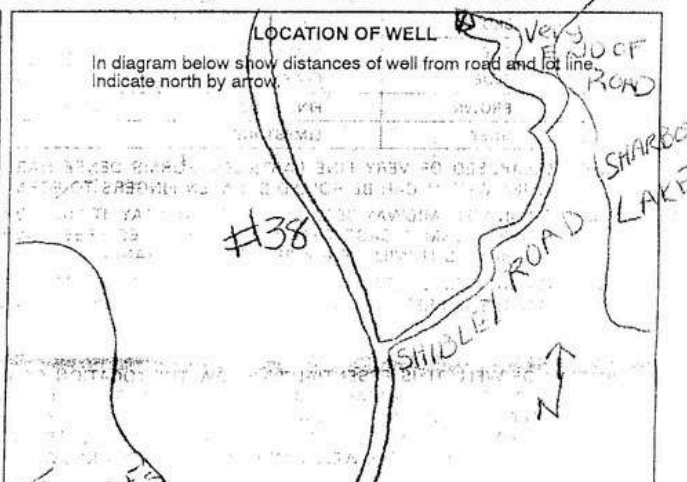
**FINAL STATUS OF WELL**

<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandoned (Other) _____	
<input type="checkbox"/> Recharge well	<input type="checkbox"/> Dewatering	

---

**WATER USE**

<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Stock	<input type="checkbox"/> Municipal	<input type="checkbox"/> Other _____
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Public supply	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning	





# WATER TEST

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Kingston

181 Barrie St  
KINGSTON, ON K7L 3K2

## Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

<b>Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse</b>	<b>Location of Water Source / Emplacement de la source d'eau</b>
First Name, Last Name / Prénom, Nom de famille <b>HEATHER GURR</b>	Lot, Concession / ou lot, concession <b>2012</b>
Street address / Adresse municipale <b>7 SPRING STREET WESTPORT, ON K0G 1X0</b>	Emergency Locator # / B11# <b>2012</b>
	Street address / Adresse municipale <b>2012 SHIBLEY RD CENTRAL FRONTENAC ON K0H2B0</b>
	County / Comté: <b>FRONTENAC</b>
	Health Unit # / # du bureau de santé: <b>2241</b>

### Specimen details / Détails sur l'échantillon:

<b>Barcode / Code à barres: 012831295</b>	<b>Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?</b>	<b>Yes / Oui</b>
<b>Phone # / # tél.: 613 985 2414</b>	<b>Authorized by / Autorisé par</b>	
<b>Date/Time Collected / Date/heure du prélèvement*: 2024-10-21 17:00:00</b>	<b>Chief, Medical Microbiology or Designate</b>	
<b>Date/Time Received / Date/heure Reçu le*: 2024-10-22 11:44:00</b>		
<b>Specimen Note / Note sur l'échantillon:</b> This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.		

### Test results / Résultats d'analyse:

<b>Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL</b>	<b>0</b>
<b>E.coli CFU/100 mL / E. coli UFC/100 mL</b>	<b>0</b>
<b>Interpretation / Interprétation:</b> There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
<b>Date of Analysis / Date de l'analyse: 2024-10-22</b>	<b>Date Read / Analyse effectuée le: 2024-10-23</b>

### Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.  
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.  
Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

\*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression\*: 2024-10-23  
Date Reported / Date du rapport\*: 2024-10-23 15:35:53

Page 1 of 1

LIMS Report #: 54108116  
T\_SingleSampleOPHL\_WATPRIVATE.rpt





# SEPTIC DOCUMENTS

## KINGSTON, FRONTENAC AND LENNOX & ADDINGTON HEALTH UNIT

221 PORTSMOUTH AVENUE, KINGSTON, ONTARIO • CLOYNE, ONTARIO  
MEMORIAL BUILDING, DUNDAS ST.W., NAPANEE, ONTARIO • SHARBOT LAKE, ONTARIO

APPLICATION NO. H.U.G.

05-15-99 E/p/1/95  
U

### FINAL INSPECTION FOR CLASS 4, 5 SEWAGE SYSTEM

#### INSPECTION DETAILS

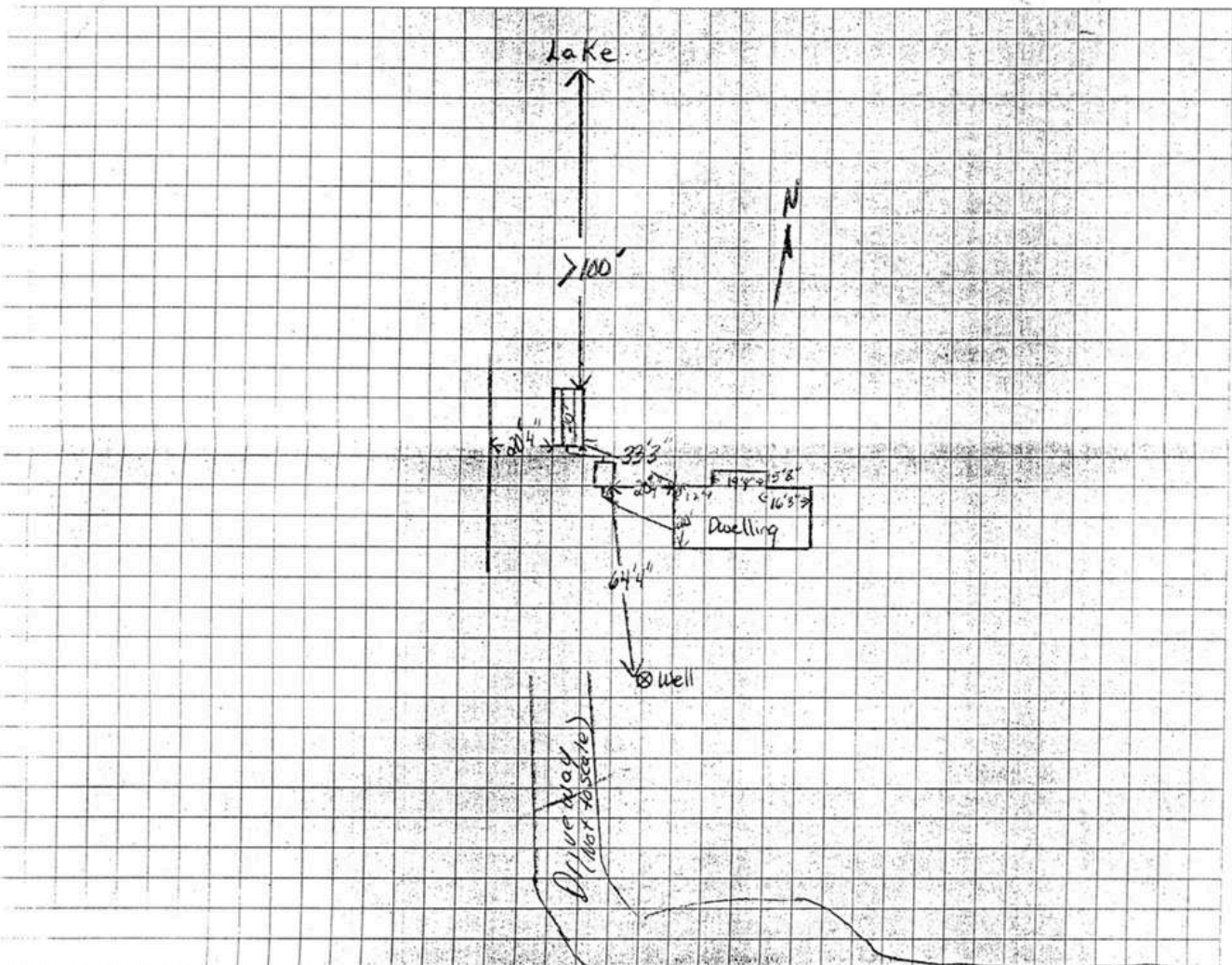
TIME 8:30 A.M. DATE Oct 4, 1999 OWNER [REDACTED] INSTALLER Gray Bros. Const. Ltd

#### 1. Work has been satisfactorily completed and includes:

- Septic tank holding tank of working capacity of (800 Gal.) 3600 Litres constructed of steel ☐ concrete ☒ fiberglass ☐ plastic ☐  
on site ☐ or prefabricated ☐ to serve 3 (no. of bedrooms or units).  
MAKE AND MODEL IF PREFABRICATED TANK Anchor
- Leaching/Filter Bed of total (620) 243 metres of 3 inch diameter distribution pipe of Royal (type and product description)  
laid in 4 runs and fed by Gravity (gravity, siphon, pump). If Filter Bed, Loading area (12 x 24) 26.7 M<sup>2</sup> Contact Area M<sup>2</sup>
- Secondary or Tertiary Treatment: (Manufacturer) (Model)
- Other details

#### 2. Location

- System components installed as shown on application to install a Class 4,5 Sewage System ☐
- If located other than in (a) use space below for sketch and dimensions from permanent points of reference sufficient to facilitate future location of tank and leaching bed including orientation of pipe runs.



# SEPTIC DOCUMENTS (INSPECTION 2023)

## STORRING SEPTIC SERVICE LIMITED

WWW.STORRINGSEPTIC.COM

PHONE: (613) 379-2192

501 CTY. RD. #15, TAMWORTH, ON K0K 3G0

storringsepctic@hotmail.com

H.S.T. # 84875 6078 RT0001

INVOICE No. **45026**

Date Oct. 17 2023

Customer Troy Beaman

Address 2012 Sibley Rd Sharbot Lk.

Phone \_\_\_\_\_

	AMOUNT		
Holding Tank			
Septic System <input checked="" type="checkbox"/>	<u>800g</u>	<u>315</u>	<u>00</u>
Labour <input type="checkbox"/> Cleaned Filter			
Notes <u>cleared roots intruding</u>			
<u>at top of tank.</u>			

NEXT PUMP 2026

Clean Filter Regularly

*Thank You for using  
Our Services!*

SUB-TOTAL 315 00

H.S.T. Incl.

TOTAL 315 00

☐ ELECTRONIC FUNDS TRANSFER ☐ VISA ☐ M.C. ☐ CASH ☐ CHEQUE

2% INTEREST AFTER 30 DAYS



# SEPTIC DOCUMENTS (INSPECTION 2013)

**MississippiRideau**  
SEPTIC SYSTEM OFFICE

## Existing Onsite Wastewater System Inspection Report

Location: 2112 Sh. Hwy. 100 Date: 10/18/13 Time: \_\_\_\_\_  
 Assessment Ref #: 1091 2112 100 2112 Permit #: \_\_\_\_\_ Age of System: \_\_\_\_\_  
 Property Owner: M. J. Smith Insp. #: 130648 LAR: Shubert  
 Mailing Address: 2112 Sh. Hwy. 100 ☒ Cottage ☐ House ☐ Farm ☐ Business  
 City: 100 Postal Code: 5711 211 Questionnaire Returned: ☒ yes ☐ no  
 System ID: \_\_\_\_\_ Owner Present: ☒ yes ☐ no  
 Estimated Design Flow: \_\_\_\_\_ Floor Area: \_\_\_\_\_ # of Bedrooms: \_\_\_\_\_ Est. Design Flow: \_\_\_\_\_ L/day

Water Source: ☐ Dug Well ☐ Drilled well ☐ Lake ☐ Imported ☐ Unknown  
 Pipe from Wastewater Source: ☐ no concern ☐ exposed ☐ repair required

System Class: ☐ Class 1 (Privy/Composting Toilet) ☐ Class 2 (PWC) ☐ Class 3 ☐ Class 4 ☐ Class 5

**Class 1**  
☐ Composting toilet ☐ yes ☐ no  
☐ Overflow ☐ yes ☐ no  
☐ Structure ☐ good ☐ repair required  
☐ Venting ☐ good ☐ repair required  
☐ Drainage ☐ good ☐ repair required

**Class 2**  
☐ Permit Available ☐ yes ☐ no  
☐ Greywater to surface ☐ yes ☐ no  
 Approximate size: \_\_\_\_\_  
 Approximate depth of soil: \_\_\_\_\_  
 Construction: \_\_\_\_\_

**Class 3**  
☐ Pumping agreement ☐ yes ☐ required  
☐ High Level Alarm ☐ yes ☐ required

☐ Concrete ☐ Metal ☐ Plastic ☐ Fiberglass  
 Tank size: \_\_\_\_\_ m x w \_\_\_\_\_ m x D \_\_\_\_\_ m + approx \_\_\_\_\_ MP (\_\_\_\_\_)  
☐ Pump Chamber ☐ yes ☐ no Tank lid opened: ☐ yes ☐ no  
☐ High Level Alarm ☐ yes ☐ no  
☐ Effluent Filter ☐ yes ☐ recommended Outlets: ☐ yes ☐ no

Inter Baffle: ☐ yes ☐ repair required  
 Outlet Baffle: ☐ yes ☐ repair required

Diagram showing tank layout with labels: Inlet Baffle, Outlet Baffle, Inlet Sludge, Outlet Sludge, Inlet Depth, Outlet Depth.

Treatment Unit Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_ Maintenance Agreement: ☐ yes ☐ no

**Distribution System**  
☐ Trench ☐ Filter Media  
☐ Area tied ☐ Unknown  
 Side slopes stable: ☐ yes ☐ no  
 Erosion concerns: ☐ yes ☐ no  
 Soft spongy ground: ☐ yes ☐ no  
 Effluent at surface: ☐ yes ☐ no  
 Amount of cover: 50 cm

**Clearance Distances**  
 Tank to water: 4.9 m Pipe to water: 4.1 m  
 Tank to well: 1.7 m Pipe to well: 2.0 m  
 Tank to house: 2.5 m Pipe to house: 2.4 m  
 Tank to line: 2.2 m Pipe to line: 2.3 m  
 Privy to water: \_\_\_\_\_ m G.W. to water: \_\_\_\_\_ m  
 Privy to line: \_\_\_\_\_ m G.W. to line: \_\_\_\_\_ m  
 Privy to well: \_\_\_\_\_ m G.W. to well: \_\_\_\_\_ m  
 to \_\_\_\_\_ m to \_\_\_\_\_ m

GPS - No Signal ☐  
 Tank: N 2112 3541 E 495 720 Privy: N 100 2112 E 495 720  
 Bed: N 100 2112 E 495 720 Well: N 100 2112 E 495 720

**System Status**  
☐ NO CONCERNS  
☐ REMEDIAL WORK REQUIRED  
☐ SYSTEM REPLACEMENT REQUIRED  
☐ MORE INFORMATION REQUIRED

**Remedial Work Required**  
☐ PUMP OUT REQUIRED  
☐ MONITOR CORROSION IN TANK  
☐ RE-INSPECTION REQUIRED

**Re-inspection Required by:**  
☐ SITE VISIT #2  
☐ SITE VISIT #3  
☐ ORDER TO COMPLY  
☐ WORK COMPLETED

Comments: 1) Person could have had pump out  
2) Check for vegetation on lot 1.2 per

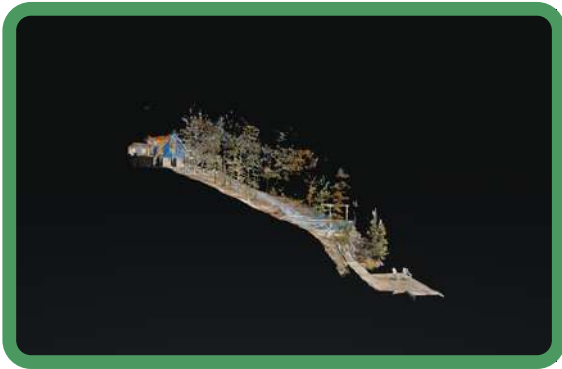
10/18/13

AR 2011  
2014-10-18

CONTACT MISSO: MISSO-INSPECTION@MISSO.COM, phone: 415-253-0204, fax: 415-253-0123  
 10710 Highway 27, Carleton Place, ON L7C 3H4

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=CcrFfQkc5Uw>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/cXiRQ7L-FPE>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/T4nZTMBVKNHhp4oo7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/2012Shibley/>



# MLS LISTING



**2012 Shibley Rd** **List: \$1,190,000 For: Sale**

**Central Frontenac Ontario K0H 2B0**

Central Frontenac Frontenac Centre Frontenac

**SPIS: N**

**Taxes: \$5,592.99/2024**

**DOM: 1**

Detached

**Front On: W**

**Rms: 12**

**Link: N**

**Acre: .50-1.99**

**Bedrooms: 3**

1 1/2 Storey

**Washrooms: 2**

1x4xGround, 1x3xBsmt

**Lot: 155 x 503 Feet Irreg:**

**Dir/Cross St: Shibley Road / Highway 38**

**MLS#: X11994712**

**PIN#: 362340167**

**Possession Remarks: TBD**

<b>Kitchens:</b>	1	<b>Exterior:</b>	Board/Batten / Brick	<b>Zoning:</b>	RW
<b>Fam Rm:</b>	N	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	N
<b>Basement:</b>	Fin W/O / Full	<b>Gar/Gar Spcs:</b>	None / 0	<b>Hydro:</b>	Y
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	6	<b>Gas:</b>	N
<b>Heat:</b>	Forced Air / Propane	<b>Tot Prk Spcs:</b>	6	<b>Phone:</b>	Y
<b>A/C:</b>	None	<b>UFFI:</b>		<b>Water:</b>	Well
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Water Supply:</b>	Drilled Well
<b>Apx Age:</b>	16-30	<b>Energy Cert:</b>		<b>Sewer:</b>	Septic
<b>Apx Sqft:</b>		<b>Cert Level:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b>	Beach, Campground, Fireplace/Stove, Lake	<b>Waterfront:</b>	Direct
<b>POTL Mo Fee:</b>			Access, Marina, Park, Place Of Worship,	<b>Retirement:</b>	
<b>Elevator/Lift:</b>			Waterfront	<b>Oth Struct:</b>	
<b>Laundry Lev:</b>	Lower				
<b>Phys Hdcap-Eqp:</b>					

**Water Body Type:** Lake

**Shoreline:** Clean,Deep,Rocky

**Water Frontage (M):** 47.2

**Shoreline Allowance:** None

**Topography:** Rocky,Rolling,Wooded/Treed

**Shoreline Exp:** W

**Water Features:** Dock,Stairs to Waterfront,Waterfront-Deeded

**Alternative Power:** None

**Access to Property:** Year Round Municipal Road

**Easements/Restrict:** Unknown

**Docking Type:** Private

**Rural Services:**

**Water View:** Direct

Cell Services,Electricity Connected,Internet High Speed,Recycling

**Channel Name:** East Basin

Pickup,Telephone Available

**WaterfrontYN:** Y

**Waterfront Accessory Bldgs:** Not Applicable

**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	12.8	x 7.87	Wood Floor
2	Kitchen	Main	12.14	x 7.87	Balcony Cathedral Ceiling
3	Dining	Main	11.81	x 6.23	Hardwood Floor Cathedral Ceiling
4	Foyer	Main	9.19	x 5.91	Stone Floor
5	Prim Bdrm	Main	13.12	x 11.81	Hardwood Floor
6	Bathroom	Main	13.12	x 6.23	4 Pc Bath Tile Floor
7	Br	2nd	13.45	x 12.8	Wood Floor Cathedral Ceiling Beamed
8	Rec	Bsmt	19.69	x 17.72	Stone Floor
9	Br	Bsmt	12.8	x 11.48	Stone Floor
10	Bathroom	Bsmt	10.83	x 4.92	3 Pc Bath Stone Floor
11	Utility	Bsmt	17.39	x 15.09	Combined W/Laundry
12	Living	Main	18.7	x 18.37	Hardwood Floor Cathedral Ceiling Fireplace

**Client Remks:** Sitting on the shores of Sharbot Lake and nestled in the trees stands this superbly crafted Normerica Timber Frame Home. As you come up the driveway, a relaxing feeling comes over you and you realize you are experiencing something special. Upon entering the home, the build quality is evident and that feeling continues. The main central area of the home is timber frame construction and the balance of the home is traditionally constructed. The main floor has a large living room with soaring cathedral ceilings, a wood burning fireplace and is open to the dining area and beautiful custom kitchen. From the kitchen you can head out to the bright 3-season sun-room and onto the multi-level composite deck. Back inside you will find a main floor primary bedroom and a stunning 4pc. main bathroom. Up the timber frame stairs to the loft area there is an open area currently being used for another bedroom with views down over the living room and out through the windows down the stone stairs to the lake. On the basement level you will find another bedroom, a 3pc bathroom, a recreation room and a large room used for laundry, utility and workshop. The lower level has access out to the yard and down to the lake. As you meander down the stone stairs the view opens up to a large stone patio, fire pit, pergola, dock and deep clean waterfront. Facing mainly west means you will have glorious sunsets while enjoying time with family and friends around the campfire. The home is serviced by a drilled well with UV filtration, septic system, on-demand propane boiler, in-floor radiant heat and has an air handler to bring the heat to the upper levels and allow for the easy addition of AC. Stunning property in every way and located just 12 minutes from the village of Sharbot Lake on a year round road.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY. BROKERAGE Ph: 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

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

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