

Normerica Timber Frame Home on Sharbot Lake



2012 Shibley Road, Sharbot Lake, ON

- # 40668140
- \$ \$1,275,000
- 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

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

Noramercia 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

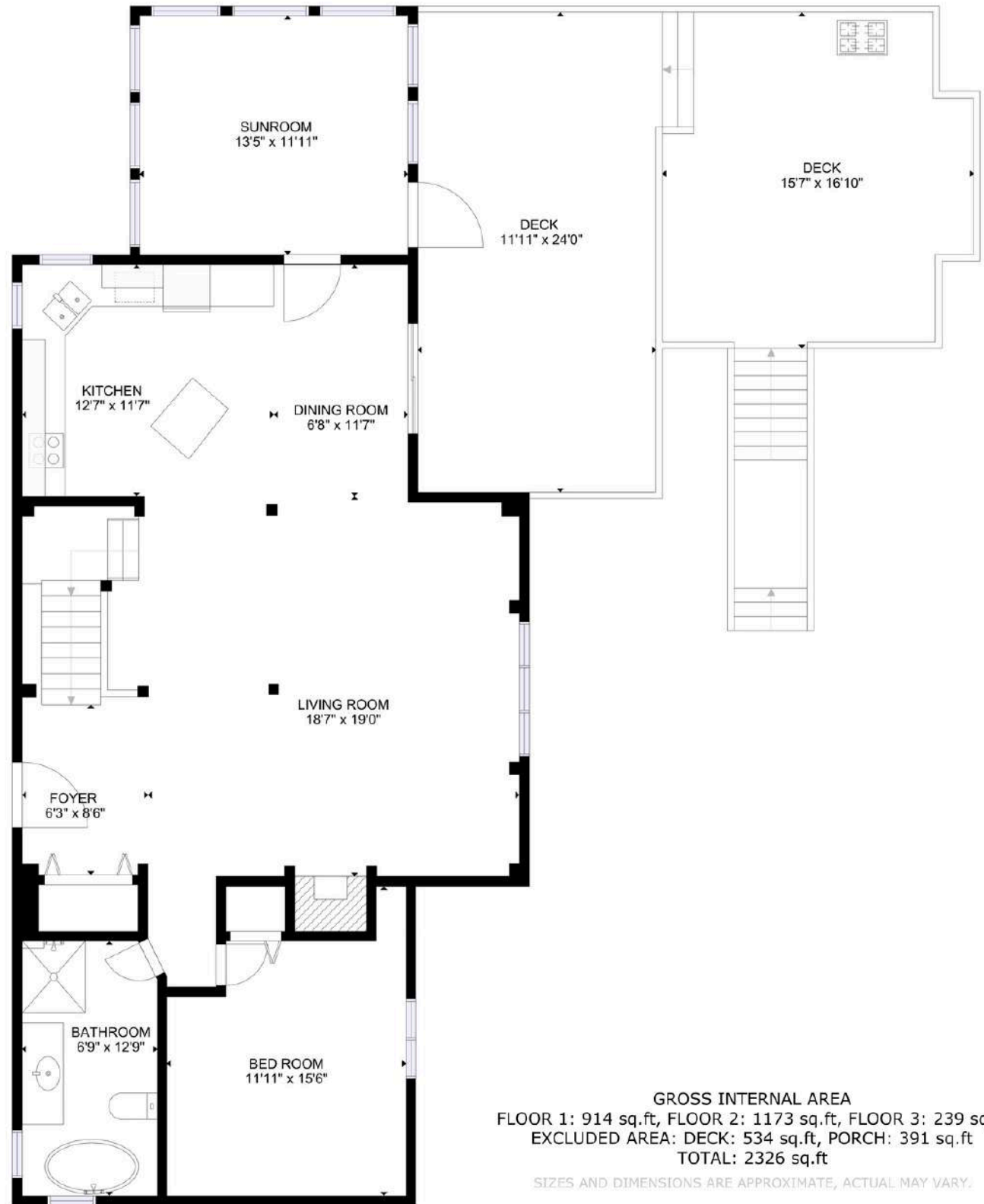


FLOOR 1

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

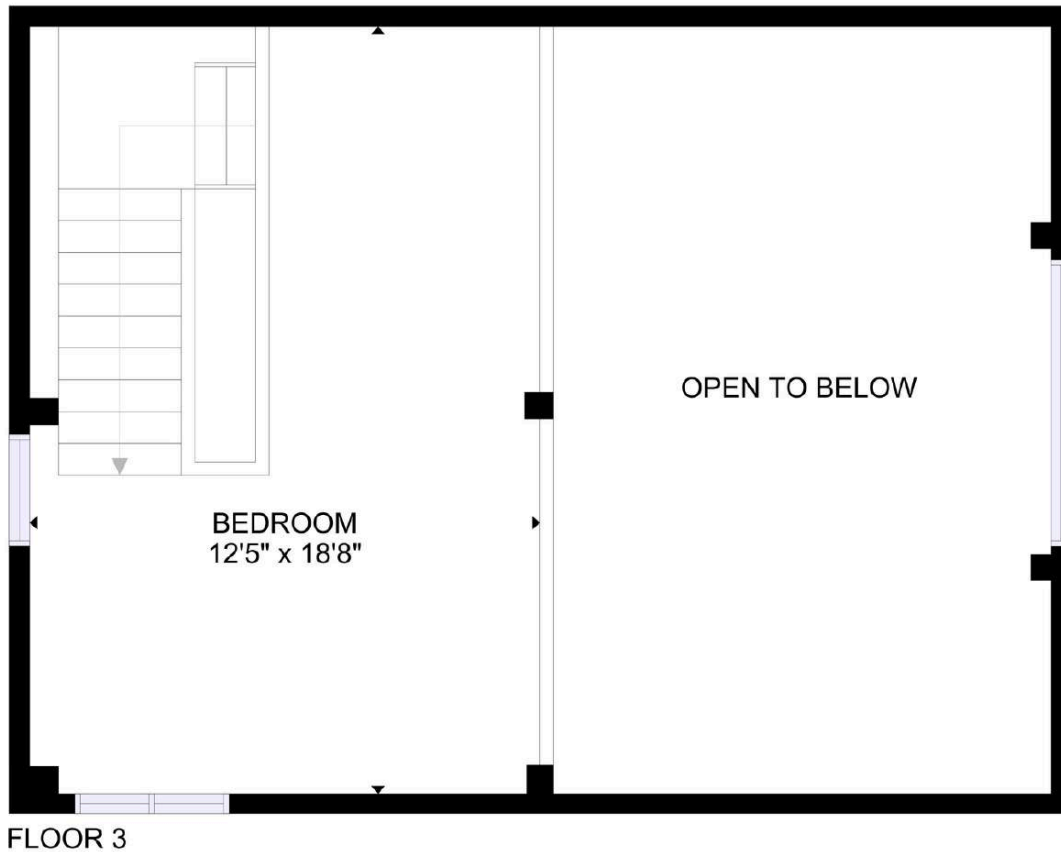


GROSS INTERNAL AREA
FLOOR 1: 914 sq.ft, FLOOR 2: 1173 sq.ft, FLOOR 3: 239 sq.ft
EXCLUDED AREA: DECK: 534 sq.ft, PORCH: 391 sq.ft
TOTAL: 2326 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

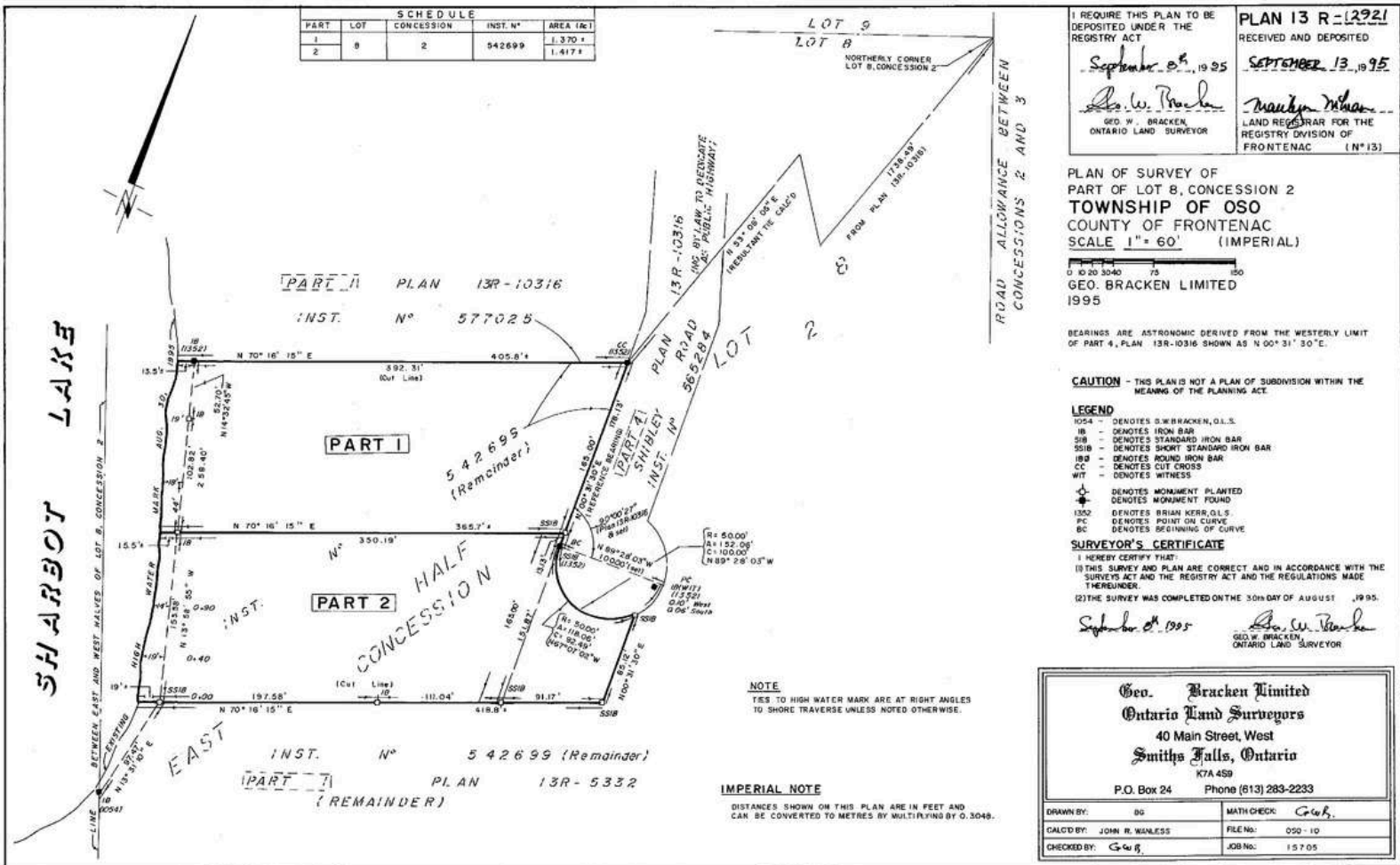
FLOOR PLAN 3/3



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.

SURVEY



WELL RECORD

The Ontario Water Resources Act
WATER WELL RECORD

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

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

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
	boulders			0	9
red	granite		black	9	256

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

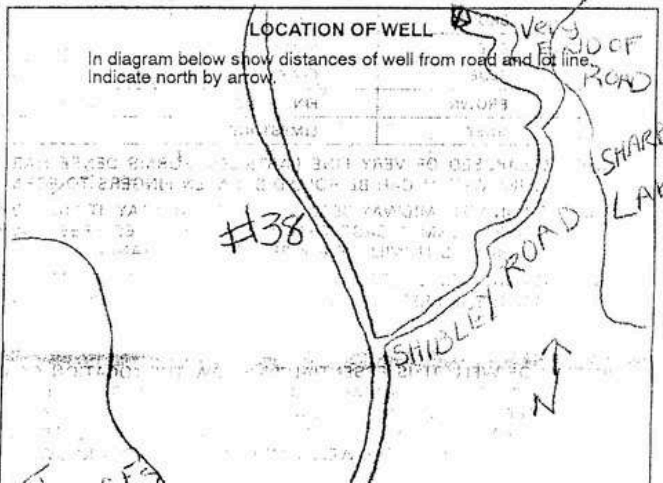
CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/2"	<input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> 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 inches	Length feet
Material and type		Depth at top of screen feet	
<input checked="" type="checkbox"/> Annular space <input type="checkbox"/> Abandonment			
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
20	0	grout	

PUMPING TEST	Pumping test method	Pumping rate	Duration of pumping	
	<input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor	5 1/2 GPM	2 Hours Mins
	Static level	Water level end of pumping	Water levels during	<input type="checkbox"/> Pumping <input type="checkbox"/> Recovery
	36 feet	36 feet	15 minutes: 17 1/2 feet 30 minutes: 92 feet	45 minutes: 36 feet 60 minutes: 36 feet
if flowing give rate		Pump intake set at	Water at end of test	
GPM		235 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		235 feet	5 1/2 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"/> Stock	<input type="checkbox"/> Municipal
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Public supply
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning
	<input type="checkbox"/> Not used
	<input type="checkbox"/> Other



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

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse	Location of Water Source / Emplacement de la source d'eau
First Name, Last Name / Prénom, Nom de famille HEATHER GURR	Lot, Concession / ou lot, concession Emergency Locator # / #11# 2012
Street address / Adresse municipale 7 SPRING STREET WESTPORT, ON K0G 1X0	Street address / Adresse municipale 2012 SHIBLEY RD CENTRAL FRONTENAC ON K0H2B0
	County / Comté: FRONTENAC
	Health Unit # / # du bureau de santé: 2241

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012831295	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?	Yes / Oui
Phone # / # tél.: 613 985 2414	Authorized by / Autorisé par	
Date/Time Collected / Date/heure du prélèvement*: 2024-10-21 17:00:00	Chief, Medical Microbiology or Designate	
Date/Time Received / Date/heure Reçu le*: 2024-10-22 11:44:00		
Specimen Note / Note sur l'échantillon: 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:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	0
Interpretation / Interprétation: 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.	
Date of Analysis / Date de l'analyse: 2024-10-22	Date Read / Analyse effectuée le: 2024-10-23

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 déceler (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

Page 1 of 1

LIMS Report #: 54108116

Date Reported / Date du rapport*: 2024-10-23 15:35:53

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

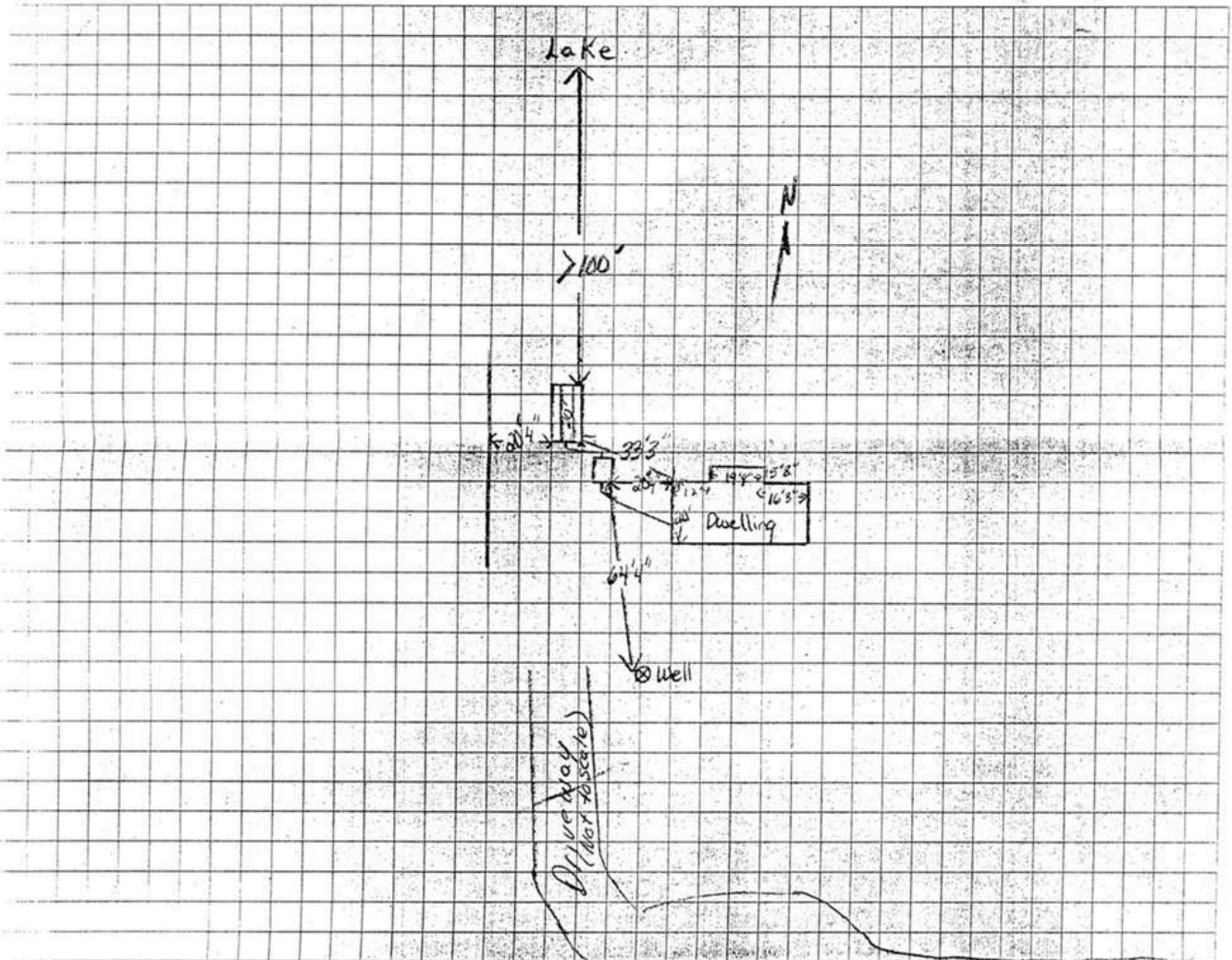
TIME 8:30 A.M. DATE Oct 4, 1999 OWNER  INSTALLER Gray Bros. Const. Ltd

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 M² Contact Area _____ M²
- 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
 storringseptic@hotmail.com
 H.S.T. # 84875 6078 RT0001

INVOICE No. **45026**

Date Oct. 17 2023

Customer Tracy Beaman
 Address 2012 Sibley Rd Sharbot Lk.
 Phone _____

	AMOUNT	
Holding Tank		
Septic System <input checked="" type="checkbox"/>	800g	315 00
Labour <input type="checkbox"/> Cleaned Filter		
Notes <u>cleared roots intruding 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: 2712 S. Hwy 101

Assessment Roll #: 1991 215 - 710 2765

Property Owner: M. J. [unclear]

Mailing Address: 2712 S. Hwy 101

City: 104 Postal Code: 5711 2L1

System ID: 04

Date: 10/1/13 Time: _____

Permit #: _____ Age of System: _____

Ins. #: 13CF048 Lake Swamp

Cottage House Farm Business

Questionnaire Returned: yes no

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 (OW PT) 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

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 no

Outlet: yes no

Class 2

Permit Available: yes no

Greywater to surface: yes no

Approximate size: _____

Approximate depth of soil construction: _____

Class 5

Pumping agreement: yes required

High Level Alarm: yes required

Maintenance Agreement: yes no

Distribution System

Trench Filter Media

Area Fed Unknown

Side slopes stable: yes no

Erosion concerns: yes no

Soft spongy ground: yes no

Effluent at surface: yes no

Amount of cover: 5.0 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	1	m	G.W. to water		m
Privy to line	1	m	G.W. to line		m
Privy to well	1	m	G.W. to well		m
to		m	to		m

1

3

6

F

0

4

8

GPS - No Signal

Tank: N 21 350 41 E 4 95 720

Bed: N 0 26 154 E 3 85 712

Line: 10 2 712 IE 4 95 720

G.W.: N _____ IE _____

Well: N 2 8 2 2 2 IE 4 95 719

System Status

NO CONCERN

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) Remove cover from front of tank pump out

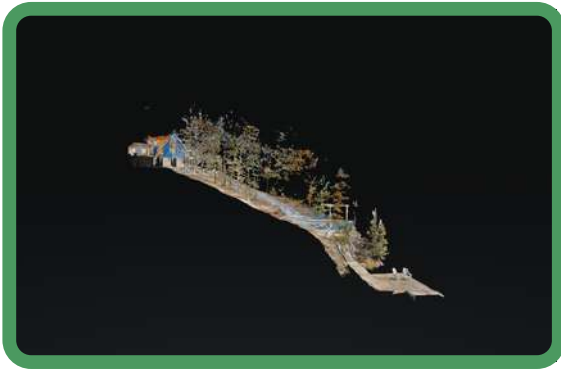
2) Remove debris and vegetation on lot 12 per

11

MSO 2011 2/14/11 MSO 2012 CONTACT: MISSO, MISSO-INSPECTION@missouri.gov, phone: 417-233-0266, fax: 417-233-0723 10719 Highway 7, Canton, MO 64530

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 Road, Sharbot Lake, Ontario K0H 2B0

Listing

Client Full
Active / Residential

[2012 SHIBLEY Rd Sharbot Lake](#)

Listing ID: 40668140
Price: \$1,275,000



Frontenac/Frontenac/45 - Frontenac Centre 1.5 Storey/House

Water Body: **Sharbot Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1	1	
Main	1	1	1
Second	1		

Beds (AG+BG): **3 (2 + 1)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **2,326**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,412/Plans**
BG Fin SF: **914/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,192.99/2024**

Remarks/Directions

Public Rmks: **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.**

Directions: **Hwy. 38 south of Sharbot Lake to Shibley Road. Follow to end to #2012.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Rocky**
Shore Rd Allow: **Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **155.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped, Patio(s), Porch-Enclosed, Privacy, Year Round Living**
Construct. Material: **Board & Batten, Solid Brick**
Shingles Replaced: **2000**
Year/Desc/Source: **2000//Owner**
Property Access: **Municipal Road**
Other Structures:
Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
Parking Spaces: **6**
Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet, Telephone Available**

Water Source: **Drilled Well**
Water Tmnt: **Reverse Osmosis, UV System, Water Softener**
Sewer: **Septic, Septic Approved**

Lot Size Area/Units: **1.400/Acres**
Lot Front (Ft): **155.00**
Location: **Rural**
Area Influences: **Access to Water, Beach, Campground, Highway Access, Island, Marina, Park, Place of Worship, School Bus Route, Schools, Shopping Nearby, Trails, Other**
View: **Forest, Lake, Trees/Woods, Water**
Retire Com:

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

Fronting On: **West**
Exposure: **West**

Interior

Interior Feat: **Air Exchanger, Ceiling Fans, On Demand Water Heater, Ventilation System, Water Heater Owned, Water Softener, Workshop**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Full Basement**
Basement Feat: **Walk-Out**
Basement Fin: **Fully Finished**
Laundry Feat: **In Basement, Lower Level**
Cooling: **None**
Heating: **Fireplace, Forced Air-Propane, In-Floor, Radiant, Wood**
Fireplace: **1/Living Room, Wood**
Under Contract: **Propane Tank**
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
Add Inclusions: **Washer "As Is", WiFi Door Lock, Living Room TV and Mount, Lights and Vine in Sunroom, BBQ, Patio Tables and 6 Chairs, Dock, All waterfront patio wood & composite Adirondak chairs, Waterfront patio table & 6 chairs under Pergola**

Electric Age: **24**
Furnace Age: **2**
Plumbing Age: **24**
Tank Age: **10**
Furnished: **UFFI:**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 8 CON 2 OSO PT 2, 13R12921; CENTRAL FRONTENAC**
Zoning: **RW**
Assess Val/Year: **\$372,000/2016**
PIN: **362340167**
ROLL: **103908004007605**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **10,000**

Brokerage Information

List Date: **10/23/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 10/23/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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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
info@gurreathomes.com
(613) 273-9595

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

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