



**2012 Shibley Rd** **List: \$1,190,000 For: Sale**  
**Central Frontenac Ontario K0H 2B0**  
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**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>	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>	Beach, Campground, Fireplace/Stove, Lake	<b>Retirement:</b>
<b>Elevator/Lift:</b>	Access, Marina, Park, Place Of Worship,	<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower	Waterfront	
<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

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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