

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 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 Forest, Lake, Trees/Woods, Water**
 View: **Forest, Lake, Trees/Woods, Water**
 Topography: **Hilly, Rocky, Rolling, Wooded/Treed**
 Restrictions:

Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle Detached**
 Prop Attached: **16-30 Years**
 Apx Age:
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **6.0**
 Garage Spaces:
 Acres Range: **0.50-1.99**
 Acres Rent:
 Lot Depth (Ft): **503.00**
 Lot Shape: **Irregular**
 Lot Irregularities:
 Land Lse Fee:
 Retire Com:
 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**
 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

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