

FOR SALE DOM: 0

14062 Highway 38 # B, C, D

Residential | Detached | Freehold

List Date: 4/26/2021

Sharbot Lake K0H 2P0

\$1,499,000 (LP)

Sold Date:

K21002521

(SP)



2 Storey

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	3	1	1		

Age Range: **Unknown** Garage **Yes**
 SqFt Range: **Waterfront Yes**
 Lot Size: **760.00 x 92.0**
 Property Size: **1.0 -2.99 Acres**

District: **Frontenac County**
 Sub-District: **45 - Frontenac Centre**
 Zoning: **R1**
 PIN: **362320061**
 Taxes: **\$7,560.85 (2020)**
 Possession:
 Access: **Private**
 Rentals: **Propane Tank**

Legal Desc: **PT LT 12 CON 1 OSO PT 1 & 2, 13R10768 TOGETHER WITH AN EASEMENT OVER PART LOT 12, CON 1 OSO, PART 3 13R10768 AS IN FC218676 TOWNSHIP OF CENTRAL FRONTENAC**

M D Virtual Tour

Virtual Tour Virtual Tour Virtual Tour 2 Virtual Tour 2 Virtual Tour 3 Virtual Tour 3

Sharbot Lake

WF (ft): **760.00** WF Exp: **South East**

WF Features: **Bunkie/Sleeping Cabin, Dock, Stairs to WF**

Shoreline: **Mixed, Rocky, Clean, Deep**

Ext Finish: **Vinyl Siding**
 Roof: **Asphalt Shingle**
 Foundation: **Block, Posts**

Water	Sewer	Amps
Drilled Well	Septic	100

Basement	Basement Finish
Crawl	Unfinished
Heating Fuel	Heating Type
Propane Gas	Forced Air
FP: Insert, Wood	HW Heat: Electric

Driveway: **Double**
 D/W Details: **Gravel, Parking Lot**
 Prkg Spaces: **8**
 Garage Features:
1.5 Car, Detached

Int Features: **Main Flr Laundry**
 Ext Features: **Deck, Fire Pit, Sleeping Cabin, Storage Shed**
 Services: **High Speed Internet, Hydro, Telephone, Cell Service**
 Site Infr: **Cleared, Level, Scenic View, Water View, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl: Condo					

Chattels Included

Dishwasher, Dock, Dryer, Light Fixture(s), Refrigerator, Stove, Washer, Window Coverings

Fixtures Excluded Draperies in Cottage 2, portable fire pit on point, lantern and hook on wall right of fireplace, garage shelving, swing

Public Remarks Sharbot Lake gem! Stunning point of land reaching out into the east basin of Sharbot Lake with a main house and two beautifully renovated cottages. The main home is perched on the point and has a main floor plan with a laundry/mud room, large kitchen with island, cozy living room with fireplace and panoramic views out over the lake. The upper level of this home features three bedrooms and a large bathroom. The master bedroom has a private balcony facing east where you could enjoy sunrises over the lake. Cottage #1 sits in the centre section of the property and features a level floor plan with a nice foyer with laundry area, a full kitchen, large living room, small office, two bedrooms and a large bathroom. Cottage #2 sits up on a hill and it is the newest building on the property. It has an interesting floor plan with soaring cathedral ceilings, plenty of windows and gorgeous views over the bay towards the village of Sharbot Lake. The floor plan has a bright and spacious living room, a kitchen with direct access to the large lakeside deck, two bedrooms and a full bathroom. The loft area could be a third bedroom or office space with views down over the main level or out the front windows over the lake. All three buildings have private decks, fire pits, docks and great waterfrontage with views over the lake on both sides of the point. There is a detached garage, a bunkie, plenty of space for parking and outdoor family activities. This property is within walking distance of the Village of Sharbot Lake where you will find a great park with a sandy beach, restaurants, a medical centre and other amenities. Highway 7 is just on the north side of the village making it an

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	13'3 x 11'1	Vinyl/Linoleum	BDRM	2LVL	11'5 x 9'4	Bamboo				
LIVRM	MFLR	21'4 x 13'4	Engineered	PBDRM	2LVL	13' x 23'7	Bamboo				
FOYER	MFLR	7'9 x 13'10	Vinyl/Linoleum	4PCB	2LVL	7'11 x 6'10	Ceramic				
2PCB	MFLR	2'10 x 5'10	Ceramic								
BDRM	2LVL	8'1 x 11'5	Bamboo								

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
 Broker
 E-mail: **tammygurr@royallepage.ca**
 Website: **http://www.gurreathomes.com**
 Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**

