

VALLEY Lane, Sharbot Lake, Ontario K0H 2P0

Listing

Client Full
Active / Land

0 VALLEY Ln Sharbot Lake

MLS®#: 40340739
Price: **\$480,000**



Frontenac/Frontenac/45 - Frontenac Centre Residential



Water Body: **Sharbot Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$1,756/2022**

Zoning: **R**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **5-9.99**

Frontage: **217.00**

Lot Dimensions: **217 x**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$1,756/2022**

Remarks/Directions

Public Rmks: **Beautiful property on Sharbot Lake with 7 acres of mature hardwood bush and 217 ft of water frontage. This property is one of the highest parcels of land along Sharbot Lake and could potentially have an incredible view over the lake. There is a lane way in place from Valley Lane and it leads to a possible building site location. There is a basic bunkie located on the property with a wood stove for heat but no other services. The cabin has been wired with both AC and DC plugs so that a battery or generator could be operated. A trail has been started down to the waterfront and is partially completed. There currently isn't hydro on site and the neighbouring property is off-grid. With the elevated location, solar panels could be a great option for electricity. The Village of Sharbot Lake is just a short drive away along Hwy 7 with all amenities, including schools, a health centre and a public beach.**

Directions: **Highway 7 west of Sharbot Lake (highway 38) to Empire Lane, follow signs along Empire Lane to Valley Lane. Turn right onto Valley Lane, follow signs to lot.**

Waterfront

Features: **Water Access, Waterfront-Deeded**

Dock Type: **None**

Shoreline: **Clean, Deep, Rocky**

Shore Rd Allow: **None**

Island Y/N: **No**

Frontage: **217.00**

Exposure: **South**

Auxiliary Buildings

Building Type

Bunkhouse

Beds

Baths

Kitchens

Winterized

No

Exterior

Property Access: **Private Road**

Area Influences: **Beach, Golf, Highway Access, Lake Access, Park, Place of Worship, Schools, Shopping Nearby**

View: **Bay, Forest, Lake, Trees/Woods, Water**

Fronting: **South**

Comments

Inclusions: **2 Chainsaws, Wheelbarrow, Wood stove, Deck table and chairs, Air conditioner, Firewood**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **Cell Service**

Acres Clear:

Lot Front (Ft): **217.00**

Acres Waste:

Lot Depth (Ft): **0.00**

Acres Workable:

Lot Size: **7.00 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

Property Information

Legal Desc: **PT LT 13 CON 8 OLDEN PT 2, 13R13230; T/W FR651628; CENTRAL FRONTENAC**

Zoning: **R**

Assess Val/Year: **\$134,000/2019**

PIN: **362251000**

ROLL: **103907001030740**

Possession/Date: **Flexible/**

Survey: **Available/**

Hold Over Days:

Occupant Type:

Deposit: **10,000.00**

Brokerage Information

List Date: **10/24/2022**

List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: **Kingston and Area Real Estate Association**

Prepared By: Tammy Gurr, Broker

Date Prepared: 10/24/2022

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