

161 FARREN LAKE LANE 12, Maberly, Ontario K0H 2B0

Listing

Client Full

[161 FARREN LAKE LANE 12 Maberly](#)

Listing ID: 40612891

Active / Residential

Price: \$599,000



Lanark/Tay Valley/Tay Valley Bungalow/House

Water Body: **Farren Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,603**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,603/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,518.51/2023**

Remarks/Directions

Public Rmks: **If you are looking for a private and peaceful waterfront property, look no further! From the moment you pull in the lane-way, you will experience the peace and tranquility this property offers. This classic log home sits on just over 2.4 acres of land and has 290 feet of shoreline on Farren Lake. The lot is nicely landscaped with mature trees and perennial gardens and is full of nature. The house has a cozy and warm feeling throughout with an open-concept kitchen, dining and living room area, 3 bedrooms, a full bathroom and a screened-in porch – the perfect spot to relax and enjoy the sounds of nature. The house is serviced by a drilled well and septic system and is heated with a forced air propane wall furnace and a WETT certified wood stove. There is a new metal roof (2023) as well. There is a wonderfully appointed bunkie located behind the house for family or guests. The lake is accessed by stairs and is shallow and natural as this property is located in a small bay at the north end of the lake. The water-frontage is very private and a naturalist's dream. Farren Lake is a beautiful, clean lake just north of the Village of Westport with plenty of sandy shoreline and offers great swimming, boating and fishing opportunities. The lake has a maximum depth of about 70', a surface area of 445 acres and is home to large and small mouth bass, rock bass, bluegill and perch. Located just 15 minutes north of Westport or 25 minutes west of Perth – close to all amenities.**

Directions: **Bolingbroke Road to Hanna Road, right on Farren Lake Lane 12, follow signs to #161.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded, Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Mixed, Natural, Weedy**
Shore Rd Allow: **None**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **290.00**
Exposure: **North, West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped**
Construct. Material: **Log**
Shingles Replaced: **2023**
Year/Desc/Source: **//**
Property Access: **Private Road**
Other Structures: **Shed, Other**
Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
Parking Spaces: **4**
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
Water Source: **Drilled Well**
Lot Size Area/Units: **2.460/Acres**
Lot Front (Ft): **290.00**
Location: **Rural**
Area Influences: **Access to Water, Lake/Pond, Visual Exposure**
View: **Forest, Hills, Trees/Woods**
Topography: **Hilly, Wooded/Treed**
Restrictions:

Foundation: **Post & Pad, Poured Concrete**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized:
Garage Spaces:
Water Tmnt: **4.0**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On: **West**
Exposure: **North, West**

Interior

Interior Feat: **Water Heater Owned, Other**
Basement: **Crawl Space**
Laundry Feat: **Main Level**
Cooling: **Window Unit**
Heating: **Baseboard, Electric, Forced Air-Propane, Wall Furnace**
Fireplace: **1/Wood, Wood Stove**
Under Contract: **Propane Tank**
Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Basement Fin: **Unfinished**
FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 10 CON 2 SOUTH SHERBROOKE PT 1, 27R2983; T/W RS200585 ; TWP OF BATH BURG SHERB**
Zoning: **RS**
Assess Val/Year: **\$24,300/2016**
PIN: **053130100**
ROLL: **091191401536027**
Possession/Date: **Flexible/**

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

Brokerage Information

List Date: **06/27/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 06/27/2024

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