



**372 Featherston Lane** **List: \$649,000 For: Sale**  
**Tay Valley Ontario K0G 1X0**  
 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark  
**SPIS: N** **Taxes: \$2,607.65/2024** **DOM: 0**

Detached **Front On: N** **Rms: 9**  
**Link: N** **Acre:** **Bedrooms: 3**  
 Bungalow **Washrooms: 1**  
 1x4xMain

**Lot: 100 x 232 Feet Irreg:**  
**Dir/Cross St: Althorpe Road, Featherson Lane**

**MLS#: X11996315** **PIN#: 053130166**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> N
<b>Basement:</b> None	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 5	<b>Gas:</b> N
<b>Heat:</b> Other / Wood	<b>Tot Prk Spcs:</b> 5	<b>Phone:</b> A
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Other
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Lake/River
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Other
<b>Apx Sqft:</b> 1100-1500	<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> Family Room, Fireplace/Stove, Lake/Pond, Waterfront, Waterfront, Wooded/Treed	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b> Garden Shed
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

**Water Body Type:** Lake **Shoreline:** Clean,Sandy  
**Water Frontage (M):** 30.48 **Shoreline Allowance:** None  
**Topography:** Flat,Level,Wooded/Treed **Shoreline Exp:** W  
**Water Features:** Dock,Waterfront-Deeded Access **Alternative Power:** None  
**Access to Property:** Private Docking,Private Road **Easements/Restrict:** Unknown  
**Docking Type:** Private **Waterfront Accessory Bldgs:** Not Applicable  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x 6.5	
2	Utility	Main	9.81	x 7.22	Hardwood Floor
3	Kitchen	Main	13.75	x 12.3	Vinyl Floor
4	Living	Main	19.06	x 13.65	Fireplace
5	Sunroom	Main	23.16	x 9.48	Vinyl Floor
6	Br	Main	9.32	x 8.33	Vinyl Floor
7	Br	Main	9.32	x 9.06	Vinyl Floor
8	Br	Main	9.22	x 7.48	Vinyl Floor
9	Bathroom	Main	11.32	x 5.74	4 Pc Bath Vinyl Floor

**Client Remks:** Farren Lake waterfront at its finest!! Farren Lake is known for its stunning level shoreline with sandy bottoms, beautiful rocky areas and clear, clean water and this cottage enjoys all of that. The cottage has three bedrooms, one bathroom and a large open kitchen/dining and living room with an older wood stove in place. Off the living room, on the lake side, is a huge sun-room with a solid wall of windows looking out over the front yard and the sparkling water. There have been updates to the cottage over the last few years making this a place to simply come and relax. The cottage is serviced with hydro, a lake water system and a septic system. There is a waterside fire pit, a storage shed and a huge lawn area for family fun and events. Farren Lake is a medium size lake for our area, having a surface area of approximately 433 acres and is home to large-mouth bass, small-mouth bass and other popular fish species. This cottage has seasonal access and is located just 14 minutes north of Westport and 26 minutes west of Perth.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595