1867 Crow Lake Rd **List: $443,500 For: Sale**
Frontenac Ontario K0H 2B0
Frontenac 45 - Frontenac Centre Frontenac
SPIS: No **Taxes:** $395.40/2023 **DOM: 490**

Detached **Front On:** S **Rms:** 6
Link: N **Acre:** **Bedrooms:** 1
Bungaloft **Washrooms:** 2
1x3xMain, 1x2xMain

Lot: 165 x 132 Feet **Irreg:**
Dir/Cross St: Crow Lake Road

MLS#: X11900210 **PIN#:** 362360046
Possession Remarks: TBD
Legal: PT LT 2 CON 5 OSO AS IN FR161306; CENTRAL FRONTENAC

Kitchens:	1	**Exterior:**	Vinyl Siding	**Zoning:**	R1
Fam Rm:	N	**Gar/Gar Spcs:**	None / 0	**Cable TV:**	
Basement:	Partial Basement / Walk-Up	**Park/Drive:**	Private	**Hydro:**	Yes
Fireplace/Stv:	N	**Drive:**	Private	**Gas:**	No
Heat:	Forced Air / Propane	**Drive Park Spcs:**	8	**Phone:**	Yes
A/C:	Wall Unit	**Tot Prk Spcs:**	8	**Water:**	Well
Central Vac:	No	**UFFI:**		**Water Supply Type:**	Drilled Well
Apx Age:	100+	**Pool:**	None	**Sewer:**	Septic
Apx Sqft:	1100-1500	**Energy Cert:**		**Spec Desig:**	Unknown
Roof:	Asphalt Shingle, Metal	**Cert Level:**		**Farm/Agr:**	
Foundation:	Concrete, Concrete Block, Slab	**GreenPIS:**		**Waterfront:**	None
Assessment:		**Prop Feat:**	Beach, Lake Access, Lake/Pond, School Bus Route	**Retirement:**	
POTL:				**HST Applicable to**	Call LBO
POTL Mo Fee:		**Interior Feat:**	Generator - Full, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Treatment	**Sale Price:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:					
Phys Hdcap-Eqp:					

Waterfront: None

#	Room	Level	Length (ft)		Width (ft)	Description	
1	Foyer	Main	7.22	x	6.56		
2	Br	Main	28.87	x	22.97	Murphy Bed	Open Concept
3	Kitchen	Main	19.69	x	12.8		
4	Bathroom	Main	6.89	x	4.92	3 Pc Bath	
5	Bathroom	Main	8.53	x	4.92	2 Pc Bath	
6	Utility	Bsmt	17.72	x	12.47		

Client Remks: Don't miss out on your chance to be on a beautiful large lot, steps from the beach and boat launch this summer. Move in right away! Fully furnished. A great open concept home, cottage, or a rental property. This home has had major upgrades over the last two years, including a new furnace (2023), new windows, updated electrical work, Fibre internet, eaves-troughs, re-finished hardwood floors, plus much more. As you enter through the foyer, you will be immersed in the original character and quality of craftsmanship of an earlier day. From the foyer, you enter the main living space which is currently set up as an open concept bedroom and living area. The expansive kitchen is located behind this space, along with two bathrooms. The basement is accessed from the exterior and includes a utility/laundry area plus storage and an extra full-sized refrigerator. The modern furnishings and new appliances are included in this sale, along with a generator and lawn mower, making this a turnkey purchase. The property is ideally located on a township-maintained road and on a corner lot with plenty of space. This property is one that you just don't see often and has so many possibilities. Located in lake country and only 10 minutes from the quaint village of Sharbot Lake or an hour from the larger city of Kingston. Imagine the possibilities! Questions? Give us a call!
Inclusions: Generator, Lawn Mower, Tools in the Basement, Dishwasher, Furniture, Microwave, Refrigerator,Smoke Detector, Stove, Window Coverings

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

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