



Sunrise Views & Quiet Bay Living



1418 Wagner Road, Frontenac, ON

- # X13610300
- \$ \$840,000
- 2 Bedrooms
- 1 Bathroom
- 0.58 Acres
- Sharbot Lake

Waterfront Home on Sharbot Lake with 150 ft of East-Facing Shoreline.

Welcome to your waterfront home on beautiful Sharbot Lake! Set on just over half an acre with 150 feet of level, east-facing shoreline, this exceptional 2-bedroom home offers breathtaking sunrise views and a peaceful lakeside setting. The property is situated on the edge of a quiet bay with big water views. Relax by the water, enjoy the perennial gardens, play sport activities on the generous flat grassed area on the road side of the property and use the separate garden for what you enjoy growing. One of the highlights is a 3 1/2 season, custom designed gazebo which was handcrafted by a timber framing artist. It has a Sunspace window and door system for temperature and humidity control. The perfect place for outdoor entertaining. Inside, you'll find a spacious living room with a wood-burning fireplace, a bright dining area with water views, a well-appointed kitchen with abundant storage, a full bath, and an efficient three-unit Mitsubishi mini-split heat pump. Serviced by a septic system and water is drawn from the lake through a filtration and UV purification system.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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