



1867 Crow Lake Rd		List: \$374,900 For: Sale
Frontenac Ontario K0H 2B0		Last Status: PC
Frontenac 45 - Frontenac Centre Frontenac		DOM: 597
SPIS: No	Taxes: \$395.40/2023	
Detached	Front On: S	Rms: 6
Link: N	Acre:	Bedrooms: 1
Bungalow		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	Drive: Private	Hydro: Yes
Fireplace/Stv: N	Drive Park Spcs: 8	Gas: No
Heat: Forced Air / Propane	Tot Prk Spcs: 8	Phone: Yes
A/C: Wall Unit	UFFI:	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well
Apx Age: 100+	Energy Cert:	Sewer: Septic
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Roof: Asphalt Shingle, Metal	GreenPIS:	Farm/Agr:
Foundation: Concrete, Concrete Block, Slab	Prop Feat: Beach, Lake Access, Lake/Pond, School Bus Route	Waterfront: None
Assessment:	Interior Feat: Generator - Full, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Treatment	Retirement:
POTL:		HST Applicable to: Call LBO
POTL Mo Fee:		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
3	Kitchen	Main	19.69	x 12.8	Open Concept
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

Exclusions: Personal Items, Hope Chest, Rocking Horse, Yellow Chair, Painted Window in Basement, Archie's Place Sign

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