

*Seven Acres. 216 Feet.
Bunkie Included.*



1057 Forest Lane, Sharbot Lake, ON

7-Acre Waterfront Parcel on Sharbot Lake with 216 ft of South-Facing Shoreline

Discover the natural beauty and privacy of this exceptional 7-acre waterfront parcel on the north shore of Sharbot Lake's west basin. Elevated above the lake, this property offers approximately 216 feet of south-facing natural shoreline, mature forest, rocky terrain, and a peaceful cottage-country setting. A rough trail winds from the elevated building area through the forest to the water's edge, where an aluminum dock is already in place. A circular driveway provides access throughout the property, while a large cleared area offers potential for a future building site. The property includes an insulated Bunkie with a bedroom area, living room with woodstove, and rough-in for a small bathroom.

X13837484

\$ \$389,900

↕ 7 Acres

🌊 Sharbot Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

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(613) 273-9595



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Table of Contents

**1057 Forest Lane
Sharbot Lake, ON**

Features	3
More Information	4
Floor Plan	5
Interactive Links	6
MLS Listing	7
Contact Information	8



7-Acre Waterfront Parcel on Sharbot Lake with 216 ft of South-Facing Shoreline

- **Discover the Natural Beauty & Privacy of This 7-Acre Waterfront Parcel:** Discover the natural beauty and privacy of this exceptional 7-acre waterfront parcel on the north shore of Sharbot Lake's west basin. Elevated above the lake, this property offers approximately 216 feet of south-facing natural shoreline, mature forest, rocky terrain, and a peaceful cottage-country setting.
- **Existing Improvements & Trails to the Water:** A rough trail winds from the elevated building area through the forest to the water's edge, where an aluminum dock is already in place. A circular driveway provides access throughout the property, while a large cleared area offers potential for a future building site. The property includes an insulated Bunkie with a bedroom area, living room with woodstove, and rough-in for a small bathroom.
- **Ready for Your Vision:** Hydro is not currently available at the property; however, the Bunkie is wired to operate from conventional Hydro, a 12V battery system, or a generator. An outhouse and storage shed provide additional convenience.
- **Your Private Sharbot Lake Retreat:** Enjoy the privacy of a mature forest, the natural beauty of exposed rock, and easy access to the lake for swimming, boating, fishing, or simply relaxing by the water. With its combination of 7 acres, 216 feet of south-facing waterfront, elevated terrain, mature forest, existing improvements, dock, driveway, and potential future building area, this is a great opportunity to create your own private Sharbot Lake retreat.

Directions

- Hwy. 7 west of Sharbot Lake → Empire Lane → follow to Forest Lane → stay right to #1057

MORE INFORMATION

Property & Location

- 7-acre waterfront parcel on the north shore of Sharbot Lake's west basin, elevated above the lake
- Approximately 216 feet of south-facing natural shoreline with mature forest and rocky terrain
- Large cleared area offers potential for a future building site; circular driveway provides access throughout
- Rough trail winds from the elevated building area through the forest to the water's edge
- Annual community road maintenance fee: \$300/yr

The Bunkie

- Insulated for year-round use, with bedroom area, living room with wood stove, and rough-in for a small bathroom
- Wired for 110V and 12V options: all wires labeled; panel box accepts a battery pack or power station
- No hydro currently at the property; runs on 12V battery system or generator

Waterfront & Dock

- Aluminum-framed 2-piece dock already in place: 8x16 dock plus 4x16 ramp (approximately \$12,500 value)
- Outhouse and storage shed on the property; no well and no septic

Services & Practical Notes

- Water: no well. Water could be pumped to a reservoir; Sharbot Lake Provincial Park day passes provide nearby shower/washroom access
- Internet: cellular service
- Property taxes: \$1,995.86 (2026), \$1,931.73 (2025)



Included in the Sale

- BBQ, electric cooler, bed and mattress, wood stove with fireplace tools and ash bucket
- Round table and chairs (3), interior cabinets, wooden cart, plastic shelves, hanging hooks
- Tool shed with miscellaneous tools, building supplies, screws/nails; 1 chainsaw, 2 spade/shovels, 2 snow shovels, rake
- Aluminum dock (8x16 + 4x16 ramp)

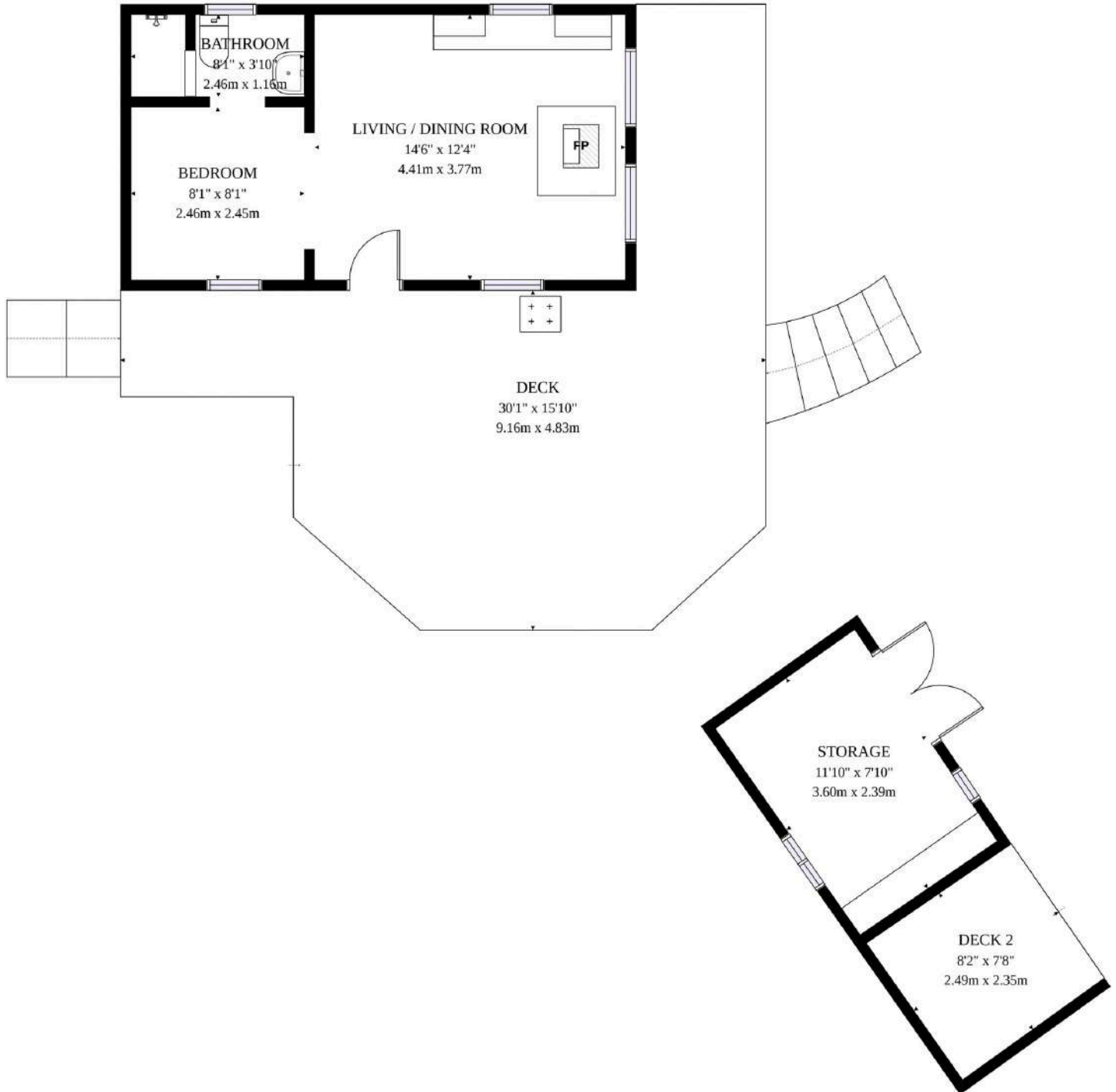
Excluded but Negotiable

- Metal patio furniture and cushions (outdoor table + 4 chairs, 2 outdoor lounge chairs, 1 outdoor table, 2 swivel chairs, 1 couch), Generac generator, coolers, portable commode, workbench

Excluded

- Kayaks, rectangular table top, wheelbarrow, lamps, most items in cabinets/shelves

FLOORPLAN



GROSS INTERNAL AREA

FLOOR 1: 377 sq.ft, 35.03 m²

TOTAL: 377 sq.ft, 35.03 m²

EXCLUDED AREA

DECK: 441 sq.ft, 40.96 m²; DECK 2: 63 sq.ft, 5.85 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=sg15romYZjo>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/AMC_N_oc-NA

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/qL1589UNzjy7LCE77>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1057ForrestLane/>

MLS LISTING

	1057 Forest Lane Frontenac Ontario K0H 2P0 Frontenac 45 - Frontenac Centre Frontenac SPIS: No Taxes: \$1,995.86/2026		List: \$389,900 For: Sale		
	Vacant Land Link: Lot: 216.54 x 639 FeetIrreg:		Front On: 5 Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0	
Dir/Cross St: Forest Lane / Empire Lane Directions: Hwy. 7 west of Sharbot Lake to Empire Lane, follow to Forest lane, stay right to #1057					
MLS#: X13837484 PIN#: 362251000 Possession Remarks: TBD Legal: PT LT 13 CON 8 OLDEN PT 2, 13R13230; T/W FR651628; CENTRAL FRONTENAC					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Gar/Gar Spcs: Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Ravine, Rolling, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing, Privacy		Zoning: RW Cable TV: No Hydro: No Gas: No Phone: No Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Other, Out Buildings Survey Type: None	
Water Body Name: Sharbot Lake Water Body Type: Lake Water Frontage (M): 216.54 Topography: Hilly, Rocky, Wooded/Treed Water Features: Dock Access to Property: Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct		Shoreline: Deep, Natural, Rocky Shoreline Allowance: None Shoreline Exp: SW Alternative Power: Generator-Wired Easements/Restrict: Unknown Rural Services: Cell Services Waterfront Accessory Bldgs: Bunkie Sewage: Privy			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover the natural beauty and privacy of this exceptional 7-acre waterfront parcel on the north shore of Sharbot Lake's west basin. Elevated above the lake, this property offers approximately 216 feet of south-facing natural shoreline, mature forest, rocky terrain, and a peaceful cottage-country setting. A rough trail winds from the elevated building area through the forest to the water's edge, where an aluminum dock is already in place. A circular driveway provides access throughout the property, while a large cleared area offers potential for a future building site. The property includes an insulated Bunkie with a bedroom area, living room with woodstove, and rough-in for a small bathroom. Hydro is not currently available at the property; however, the Bunkie is wired to operate from conventional Hydro, a 12V battery system, or a generator. An outhouse and storage shed provide additional convenience. Enjoy the privacy of a mature forest, the natural beauty of exposed rock, and easy access to the lake for swimming, boating, fishing, or simply relaxing by the water. With its combination of 7 acres, 216 feet of south-facing waterfront, elevated terrain, mature forest, existing improvements, dock, driveway, and potential future building area, this is a great opportunity to create your own private Sharbot Lake retreat.					
Inclusions: BBQ, Electric cooler, bed and mattress, fireplace tools, ash bucket, round table and chairs (3), interior cabinets, wooden cart, plastic shelves, some tools in shed, 1 chainsaw, 2 spade/shovels, 2 snow shovels, rake, dock					
Exclusions: Outdoor table & 4 chairs, 2 outdoor lounge chairs, 1 outdoor table, 2 swivel chairs, 1 couch, generac generator, coolers, portable commode, workbench, kayaks, rectangular table top, wheel barrow, lamps, personal items					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!