



Lake District Realty
CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Magnificent
Hilltop Views

3131 Old Fourteen Island
Lane,
Portland
\$1,900,000

Chris@LakeDistrictRealty.com

MLS# 1002078



LOT SIZE	TAXES	WATER FRONTAGE	ZONING	ACCESS	SURVEY
≈4.2 acres	\$1,600/2020	238ft	Vacant/Residential	Private Road	NO

Welcome to 3131 Old Fourteen Island Lane! This magnificent 4.2-acre lot is located at the end of a private lane offering exceptional privacy. High granite ridge surrounding the lot creates a beautiful natural scenery and amazing hilltop views of 14 Island Lake. Down by the water you will find level land, a log construction outbuilding and privy. 238 feet of beautiful shoreline with sandy beach and swimmable waterfront! Access to the property is year-round. A one-of-a-kind waterfront lot for your future cottage, retirement getaway or permanent home. Fourteen Island Lake is a very quiet, spring-fed lake that covers an area of 608 acres with a max depth of 120 feet. Excellent for fishing, water sports or an afternoon boat cruise. The town of Verona is located 10 minutes away by car which offers several amenities including grocery stores, gas station, restaurants, school, banks, pharmacy, post office and the 18 hole Rivendell golf club. Located 3 hours East of Toronto, 2 Hours West of Ottawa and only 30minutes from the Cataraqui town centre in Kingston . Come discover the beauty of 14 Island Lake!

DIRECTIONS	From Kingston go North on Road 38, Right on Desert Lake Road, Right on Bauder Drive, Right on Meredith Lane, Right on Old Fourteen Island Lane to the end #3131.
INCLUSIONS	N/A
EXCLUSIONS	N/A
LEGAL DESCRIPTION	LT 1, PL 1922, Save & Except FR262042; Portland
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSONS	Chris Pimienta-Johnson SB COMM 2%

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.

Survey/ Location/Lake Info

