



Lake District Realty
CORPORATION, BROKERAGE

14202 Road 38, Sharbot Lake, ON K0H 2P0
Info@LakeDistrictRealty.com
www.LakeDistrictRealty.com
613-279-2108

THE WATERFRONT COMPANY™ PRESENTS

Island
Dream

Island L

Sharbot Lake

\$269,000.00



Chris Pimienta-DistrictRealty.com
MLS® K21004140



HEATING	EXTERIOR	SEPTIC	FRONT	LOT SIZE	SQUARE FOOT	USAGE
Furnace	None	Other	5ft	≈ 1.56 acres	≈ \$1,455.97/2020	3 Season
AGE						SURVEY
15 yrs						Not on File

Island L Sharbot Lake ON: Welcome to Island L on Sharbot Lake! Great opportunity to own your very own island with breathtaking views from this special property on the East/Lower Basin of Sharbot Lake. This special location offers the best of cottage living! Enjoy the breeze from the front deck and take in the inspiring sunsets with West-facing views. Excellent privacy and plenty of space for relaxing and enjoying on this 1.5-acre island getaways. The 16x20 cabin offers a modern concept with 1 bedroom, living room space, dining table and kitchen area. There is also a full bathroom with a compost toilet, a roughed-in sink and a shower for added comfort. The cabin is serviced with four solar panels and four 6-volt batteries. Inside lighting and plugs have been installed, and the kitchen offers a high-efficiency electric fridge, propane-cook top stove and roughed-in sink. Heat sources include a propane wall heater. The cottage comes fully furnished and ready for the summer with 2 pull-out couches for extra sleeping accommodations. Plenty of enclosed storage under the building for watercrafts and tools. Outside you will find an additional shower, outhouse, 2 BBQs and a large fire pit area for late-night bonfires! Sellers currently rent a boat slip at the Sharbot Lake Marina making it nice and easy to pack up and head over to the island!

ROOMS & SIZES

Cabin.....	15.9 X 19.3
Bathroom.....	5.3 X 4.11

DIRECTIONS	Contact List Agent
INCLUSIONS	Interior & Exterior Furniture, Fridge, Dock, 2 Kayaks, BBQ
EXCLUSIONS	N/A
LEGAL DESCRIPTION	Island L in Sharbot Lake OSO; Central Frontenac
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	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.



Location

