



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

Renovated

Getaway

1232B O'Reilly Lake Lane

O'Reilly Lake

\$649,000.00

Chris@LakeDistrictRealty.com

MLS® 40169182



| HEATING | EXTERIOR | SEPTIC | WATER | TAXES | USAGE |
|-----------|--------------|----------------|------------------------------|-------------------|----------|
| Woodstove | Vinyl Siding | Holding Tank | Lake/River Intake & UV Light | ≈ \$2,242.14/2021 | 4 Season |
| AGE | BASEMENT | WATER FRONTAGE | LOT SIZE | SQUARE FOOT | SURVEY |
| Unknown | Crawl | ≈ 90 ft | ≈ 0.43 acres | ≈ 640 sqft | Yes |

O'Reilly Lake Lane, Mountain Grove ON; Welcome to 1232B O'Reilly Lake Lane! Located in the quiet bay of O'Reilly Lake sits a wonderfully renovated year-round getaway. This turnkey cottage offers 2 bedrooms, 1 full bathroom, open dining and a living room with a lovely little sunroom that could be perfect as an additional 3rd bedroom. The cottage has undergone some key essential renovations over the past 5 years including, a new roof & eavestroughs, a beautiful kitchen, windows & flooring, hydro panel, and heated water lines w/UV light. The cottage has been insulated and spray foamed for added comfort and is heated with a WETT-certified woodstove for those cool evenings or winter months. The lot offers plenty of space for guest parking with some additional outbuildings for storage, beautifully landscaped with easy terraced access to the waterfront. Enjoy the warm sunny days out on the front deck as you take in the views of lakefront living and the joys of cottage life. The shoreline offers a deep, clean, rocky waterfront ready for fun with friends and family. O'Reilly Lake is excellent for smaller motorboats and offers plenty of space for kayaking, canoeing and great fishing. With so much to offer this is one, you won't want to miss!

ROOMS & SIZES

| | |
|-------------|-------------|
| Kitchen | 10.4 X 10.6 |
| Dining Room | 8.9 X 10.6 |
| Living Room | 8.4 X 9.3 |
| Bedroom | 7.10 X 9.4 |
| Bedroom | 7.10 X 13.7 |
| 3PC Bath | 7.10 X 5.2 |
| Sun Room | 7.7 X 14.2 |

| | |
|--------------------------|---|
| DIRECTIONS | From Kingston head North on Road 38, Left on Wagarville Road, Right on Long Lake Road, Right on Ducharme Road, Left on Frontenac Road, Right onto O'Reilly Lake Lane, stay Right at Y to #1232B |
| INCLUSIONS | All appliances, all interior & exterior furniture, dock |
| EXCLUSIONS | Contact brokerage |
| LEGAL DESCRIPTION | Pt Lt 9 Con 6 Olden Pt 3, 4 & 7, 13R6794 SRO & T/W FR759431; 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.



