



Lake District Realty  
CORPORATION, BROKERAGE

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## THE WATERFRONT COMPANY™ PRESENTS

### Discover What

Awaits You  
1066 Mountvale Point  
Sharbot Lake  
**\$875,000.00**

[Chris@LakeDistrictRealty.com](mailto:Chris@LakeDistrictRealty.com)

MLS® 40168730



HEATING	EXTERIOR	SEPTIC	WATER	AXE	USA
Baseboard	Shingle/Wood	Installed	Well	1.51A	4 Seats
10+ years	Fully finished/Walk out	293 ft	1840 sqft		SURVE

Mountvale Point, Sharbot Lake is a community of 16 Mountvale Point! Come discover this beautiful, renovated Year-Round home in the highly sought after Sharbot Lake. This 4-bedroom, 3-bathroom has been completely redefined with a new kitchen, new bathrooms, new flooring & trim, new windows, fresh interior and exterior paint, large new wrap around deck w/ glass railings, updated electric baseboard heaters with digital select zone heating and some wonderful landscaping, are just the beginning of discovering what awaits you! The main level consists of a spacious open concept kitchen/dining room, easy for entertaining guests; a full 3pc bathroom and a spectacular front living room with wall to wall windows offering wide-open views of the lake and majestic maple trees. The 2nd level offers you with 2 guest bedrooms and a large master suite with lakefront views. The walkout basement gives you an additional rec-room for added space and 4th guest room with another full 4pc bathroom and laundry facility. This 1.4-acre lot offers a private setting of frontage which allows for all kinds of privacy and enjoyment with friends and family. Down by the water you will fall in love with late-night campfires by the water's edge or the sandy beach and clear water on a warm sunny day. Mountvale Point is part of a waterfront co-ownership allowing for perks such as communal tennis court, private boat launch and off water property taxes.

ROOMS & SIZES	
Kitchen	14.7 X 11.5
Bath	5 X 5.3
Dining	14.10 X 8.8
Living	20.8 X 13.9
Bed.	14.10 X 10.6
Bed.	10.4 X 8.0
Bed.	12.3 X 8.11
Rec Room	18.11 X 13.10
Utility	5.5 X 10.1
4PC Bath / Laundry	10.8 X 9.10
Bed	10.7 X 13.6

#### DIRECTIONS

From Kingston head North on Road 38, Right onto Hwy 7, Right on Fall River Road, Right on Guigues Road, Straight to Mountvale Point to #1066.

#### INCLUSIONS

All appliances, interior & exterior furniture, dock

#### EXCLUSIONS

Personal items & decorations, queen mattress in upper back bedroom

#### LEGAL DESCRIPTION

Lt 11, PL 1766, Township 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.



LDR

# Survey

