



Lake District Realty
CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

**5-Acres of
Pure Nature**

**1099 Bolton Lane
Mountain Grove
\$699,000.00**



Annette@LakeDistrictRealty.com
MLS® 40170769

| HEATING | EXTERIOR | SEPTIC | WATER | TAXES | USAGE |
|----------|--------------|--------------|--------------|-------------------|----------|
| Propane | Vinyl Siding | Installed | Drilled Well | ≈ \$3,408.05/2021 | 4 Season |
| AGE | BASEMENT | LOT FRONTAGE | LOT SIZE | SQUARE FOOT | SURVEY |
| 6-15 yrs | None | ≈ 227ft | ≈ 5 acres | ≈ 1,500 sqft | Yes |

Bolton Lane, Mountain Grove ON; Welcome to 1099 Bolton Lane. 5-acres of pure nature. As you drive into this beautiful parcel you will be welcomed by gorgeous perennial gardens and an inviting hot tub overlooking the large firepit. The coziness and warmth of the property continues inside with 3 bedrooms plus a loft, 1 and a 1/2 bathrooms, an open concept kitchen, dining and a great room with cathedral ceilings and woodstove. A covered porch, as well as a screened-in porch, let you enjoy the quiet and tranquillity this property offers. Extend family gatherings to the large game room in the insulated and propane heated 4 car detached garage. Another double car detached garage, heated by woodstove is currently being used as a woodworking shop. This property is part of the Bolton Lake Property owners association which includes the use and access to Bolton Lake. Boat launch, docks and swimming raft are minutes from the home. Additionally use of the many acres of common lands that are owned by the association. A fee of \$688 annually covers all Road maintenance, taxes and maintenance for common areas. Hundreds of acres of Crown land are also located adjacent to Bolton Lake Property owner's common land.

ROOMS & SIZES

| | |
|----------------------|-------------|
| Kitchen | 14 X 16 |
| Living | 14 X 16 |
| Dining | 12 X 12.6 |
| Bedroom | 11.8 X 13.2 |
| Bedroom | 10.8 X 9.8 |
| Bedroom | 10 X 13.2 |
| 4PC Bath | 9.8 X 5.4 |
| Bath/Laundry/Utility | 7.4 X 10 |
| Loft | 15.8 X 15 |
| Sunroom | 12 X 12 |
| Porch | 12 X 14 |

| | |
|--------------------------|---|
| DIRECTIONS | From Kingston head North on Road 38, turn Left on Hwy 7, Right onto 509 Road, Left on Bell Line Road, Right on Bolton Lane to #1099 |
| INCLUSIONS | Contact Listing Brokerage for full list. |
| EXCLUSIONS | Contact Listing Brokerage for full list |
| LEGAL DESCRIPTION | Plan 13M31 Lot 26, Olden/ Central Frontenac |
| LISTING BROKERAGE | Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™ |
| SALESPERSON | Annette Gray- Jackson 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

