



# Lake District Realty

CORPORATION, BROKERAGE

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## THE WATERFRONT COMPANY™ PRESENTS

### Awe-Inspiring Views

**351 Crow Lake Road**  
**Bobs Lake**  
**\$1,595,000.00**

Joel@LakeDistrictRealty.com  
MLS® 40177354



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Propane	Hardboard/ Stone	Installed	Drilled Well	≈ \$5,600.08/2021	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
18 yrs	Full	≈ 165f t	≈ 2.68 acres	≈ 2964 sqft	Yes

Bobs Lake, Maberly ON; These properties are few and far between with a remarkable level and private lot located on a hard-surfaced municipal road. Located between villages of Sharbot Lake and Westport on the largest inland lake in the Frontenacs. An 18-year-old Custom built lakefront home that shows pride of ownership throughout. Beautiful high vaulted ceilings in the living room lead you to the loft space with astonishing Southern views towards the lake, this loft is a perfect "work from home" space. On the main level, you will find a custom maple and granite kitchen, large dining space which leads you to a nicely finished mudroom with a built-in beverage fridge and built-in closets. From this space, you can enter the two-car attached garage or walkout to the deck space. Two bedrooms and two baths on the main level with fully finished walkout basement featuring a large rec room area, large 3rd bedroom with en-suite, a large laundry/craft area and a fantastic storage room. The home features high-speed internet, a newer heat pump, a propane furnace, 2 wood fireplaces to help keep cozy on cooler evenings. The roof was just replaced in 2019, which also houses solar panels that provide approx. \$9,000 per year with the micro fit program, with 10 years remaining on the contract. Beautiful gardens spread across the property along with a remarkable variety of trees. At the water, you will enjoy a large sitting platform, a newer aluminum docking system with deep water off the dock for swimming or wade in sandy/gravel shoreline. Your very own private boat launch to launch your boats and watercrafts. This lake offers miles of fantastic boating and fishing. The property must be seen to be appreciated. If you are looking for an executive cottage or lakefront home this place is awe-inspiring!

### ROOMS & SIZES

Living.....	23 X 20.9
Dining.....	12.8 X 9.3
Kitchen.....	12.4 X 13.9
Mudroom.....	13.11 X 13.6
Mstr Bed.....	11.5 X 15.5
4PC Ensuite.....	7.6 X 11.3
4PC Bath.....	9.6 X 4.11
Bed.....	9.6 X 9.6
Foyer.....	5.1 X 7.11
Loft.....	13.4 X 12.8
Bedroom.....	11.5 X 14.10
5PC Ensuite.....	7 X 10.8
Rec Room.....	22.11 X 20.7
Laundry/Utility.....	12.3 X 11.2\
Storage.....	12.4 X 21.9
Mechanical.....	12.3 X 11.5

<b>DIRECTIONS</b>	From Kingston head North on Road 38, turn Right on Crow Lake Road, Staying on Crow Lake Road for 14 km to #351 on the Right.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
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<b>LEGAL DESCRIPTION</b>	Pt of Lot 5 on Con 3 South Sherbrooke. Being Pts 14, 15, 16 on Plan 27R-4464 S/T interest in RS30821 if any; Tay Valley TWSP.
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gray <span style="float: right;"><b>SB COMM 2%</b></span>

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

