



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Ultimate Privacy

& Enjoyment!

1086 Clancy Lane

Horseshoe Lake

\$349,000.00



Chris@LakeDistrictRealty.com

MLS® 40173897

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Stove	Wood	Install	River	\$80/	3 Seas
AGE	FOUNDATION	PERFR	SIZE	SA	SURVE
50yrs	Crawl	208ft		640 sqft	Yes

SOLO

Horseshoe Lake, Arden Road to 1086 Clancy Lane is a great opportunity with this key summer home overlooking popular Horseshoe Lake. The property comes with 2 separate lots being sold together for ultimate privacy and enjoyment. Nestled at the end of Clancy Lane sits a 2-bedroom, 1 full bath seasonal bungalow with a spectacular hilltop view. Enjoy the fresh outdoors in your spacious screened-in porch or soak in the sun from front deck. Good workable kitchen with an open concept living and dining room, large master bedroom with closet and an additional guest bedroom w/closet and shared bathroom. An adjoining parking area from the cottage brings you over to the next lot where you will find a 12x12 Bunkie with a screened-in porch perfect for friends and family. The access to the waterfront is not without its advantages but nothing a set of stairs wouldn't fix! Down at the water, you will find plenty of level space for a lakeside deck excellent for entertaining guests with afternoon BBQs and fishing. 600 feet of waterfront with a sandy beach, gradual entry, and miles of scenic waterways for afternoon boat rides, fishing, and watersport activities. Horseshoe Lake connects into Bull Lake and Buck Lake allowing for more fun and adventure. Get an early start on next year's summer plans and come discover what the Frontenacs has to offer!

ROOMS & SIZES

Kitchen	8 X 9.5
Living/Dining	23.4 X 9.5
Bedroom	8.6 X 9.5
Master	14.6 X 9.5
3PC Bath	6 X 4.10
Screened Porch	10 X 20
Bunkie	12 X 12
Screened Porch	12 X 8

DIRECTIONS From Kingston head North on Road 38, turn Left onto Hwy 7, Left on Arden Road, Right on Cranberry Lake Road, Right on See Drive, Left on Clancy Lane to #1086

INCLUSIONS Dishwasher, Fridge, Stove, Furniture interior & exterior, canoe, dock, aluminum boat, garden tools

EXCLUSIONS Personal Items & 2 wooden chests

LEGAL DESCRIPTION Pt Lt 8 Con 5 Kennebec Pt 131 & 132, 13R123; T/W FR697077; 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.



