Lake District Realty
CORPORATION, BROKERAGE
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THE WATERFRONT COMPANY™ PRESENTS

Stunning Sand Beach

1180 Northview Lane
Sharbot Lake
$1,390,000.00

Joel@LakeDistrictRealty.com
MLS® 40259287

SOLD!

HE[illegible]	EXTERIOR	SEPTIC	[illegible]ATER	[illegible]AX[illegible]	US[illegible]
[illegible]ectric	Hardbo[illegible]d	Inst[illegible]	[illegible]d Well	[illegible]4.29/[illegible]	4 Sea[illegible]
[illegible]AGE	[illegible]ASEMENT	[illegible]ER FR[illegible]	[illegible]IZE	[illegible]E [illegible]OT	SURV[illegible]
[illegible]0yrs	[illegible]lly finished	[illegible] 228 [illegible]	[illegible]es	≈ 1380 sqft	Not on [illegible]

Sharb[illegible]ke, ON: T[illegible] on [illegible] nices[illegible]d-bea[illegible]horelines on this beauti[illegible]nd sought-a[illegible] [illegible]anta[illegible]7+-ac[illegible]lakefront property, with easy year-ro[illegible]access, ba[illegible]ks onto the [illegible]ans-Canada recreation trail system—great [illegible] you're a [illegible]er, snowm[illegible]er, atv'e[illegible]or more. The home consists of 4 b[illegible]drooms, bathroom[illegible]d a full w[illegible]out to level shoreline. At the wat[illegible]dry boathouse; great for s[illegible]g all water toys, fishing and boati[illegible]equipment. The large detached 2-car garage [illegible] an open-concept loft i[illegible] hobbyist or turn the loft into guest accom[illegible]dations. Re[illegible]clude newer metal roof on house and boat house, newer ro[illegible]d and some new flooring. Located about 5 mins from the village of Sharb[illegible] Lake, where you will find grocery, pharmacy, medical and more. This a rare waterfront acreage offering; come see the possibilities with this property!

ROOMS & SIZES

Liv[illegible]g	*23 X 20.9*
[illegible]ing	*12.8 X 9.3*
[illegible]chen	*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*

DIRECTIONS	Hwy 38 South, Left onto Brewer Road, Right onto Northview Lane
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	Pt Lt 11 Con 11 Olden Pt 1,2 13R8225, Pt 113R337, Except Pt 5,8 13R8225; T/W FR770557, Except the easement therein Re: Pt 2 13R1241 + Pt1 13R14810;
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Joel Gray

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