



Lake District Realty  
CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Peaceful Cottage Living

1045 Crotch Lake Trail, Arden  
Crotch Lake  
\$375,000.00



Chris@LakeDistrictRealty.com  
MLS® 4024445

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Wood/Board	Wood/Shingles	Gray	lake	0.89%	4 Seas
AGE	BASEMENT	WATER FRONT	SIZE	FOUNDATION	SURVEY
9 yrs	None	~ 105	sq ft	713 sqft	Yes

Welcome to 1045 Crotch Lake Trail, Arden. This is a beautiful hilltop on a beautiful bay of Crotch Lake. Located in this quiet bay, you can enjoy swimming, a leisurely canoe or kayak, boating and fishing. If you're looking for a place to enjoy peaceful cottage living this is a must see! The cottage offers a full bathroom with a compost toilet, 3 good sized bedrooms, full kitchen, eating table and living room with large windows and additional recessed lighting. Keep warm during the cold months with a charming wood stove and baseboard electric heaters. Outbuildings include an 8x12 insulated storage shed beside the cottage and an additional shed down by the water's edge. If you're looking for more fun and adventure, you can always paddle down the Salmon River offering miles of water ways to explore. Drive over to the Mellon Lake Conservation Reserve for hours of hiking and bird watching. Crotch Lake is located near the wonderful community of Arden offering some essential amenities. The property is located 3 Hours East of Toronto and 1 Hour North of Kingston.

ROOMS & SIZES	
Foyer	6.7 X 4.2
Kitchen	8.0 X 11.2
Living/Dining	16.5 X 11.2
Bathroom	5.11 X 6.7
Bedroom	10.1 X 11.5
Bedroom	10.3 X 11.5
Bedroom	9.10 X 11.4

DIRECTIONS	North on Hwy 38, Left onto Hwy 7, Left onto Arden Road, Right onto Cranberry Lake Road, Left onto Crotch Lake Trail to #1045
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	PT LT 7 CON 5 KENNEBEC PT 157, 13R119; T/W FR488926; CENTRAL FRONTENAC.
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Chris Pimienta-Johnson <span style="float: right;">SB COMM 2%</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

