



**THE WATERFRONT COMPANY™ PRESENTS**

**Bright and Spacious**

**1004 Dickson Crescent,  
Sharbot Lake  
\$399,900.00**

**Joel@LakeDistrictRealty.com  
MLS® 40304288**



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Propane	Wood	Installed	Drilled Well	≈ \$1,366.83/2021	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
51-99yrs	Full - Partially Finished	N/A	≈ 0.393 acres	≈ 2058 sqft	Yes

Escape the rat race to the rural village of Sharbot Lake where you will find public beaches and boat launches, maintained recreation trails, K to 12 school; just a great location in the Frontenacs. This home offers plenty of space, with large principal rooms, a fantastic back deck for entertaining and a completely fenced rear yard. Enjoy 3 bedrooms upstairs, once a 4<sup>th</sup> bedroom currently used as a office area, ensuite bath with jacuzzi tub. Main level is bright and has a nice country feel with wood floors and ceilings. Basement is partially finished with walk up to an insulated storage shed/shop. A large 25 x 20 attached insulated space with outdoor access as well, offers many possibilities for this space. Book an appointment to come and visit this fantastic home.

ROOMS & SIZES	
Kitchen	10.1 X 10.5
Dining	10.7 X 12.11
Living	13.3 X 14.0
Foyer	8.6 X 9.9
4PC Bath	8.7 X 11.3
Master Bed	12.10 X 15.1
3PC Ensuite	11.2 X 7.2
Bed	10.11 X 8.9
Bed	10.11 X 8.9
Bed/Game Room	8.7 X 7.8
Den	10.8 X 9.9
Rec Room	14.4 X 15.1
Storage	11.10 X 10.9
Commercial/Shop	25.1 X 20.1

<b>DIRECTIONS</b>	County Road 38 to Dickson Crescent in Sharbot Lake.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PART OF LOT 13 CON 2, PT 1 ON 13R9378 OSO NOW TOWNSHIP OF CENTRAL FRONTENAC.
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gary <span style="float: right;"><b>SB COMM 2%</b></span>

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# Satellite Image

