Lake District Realty
CORPORATION, BROKERAGE
14202 Road 38, Sharbot Lake, ON K0H 2P0
Info@LakeDistrictRealty.com
www.LakeDistrictRealty.com
613-279-2108

THE WATERFRONT COMPANY™ PRESENTS

Grand Lady of Silver Lake

Silver Lake

1077 Hoyle Lane, West

$885,000.00

Annette@LakeDistrictRealty.com

MLS® 40313643

SOLD

HEAT	EXTERIOR	SEPTIC	ATER	AXE	USA
and Wood	*Vinyl Siding*	*Insta*	*d Well*	*09/2*	*4 Seas*

AGE	BASE NT	TER FR	IZE	S FO	SURVEY
1-50yrs	*artially Finished*	*300ft*	*es*	*48 sqft*	*Yes*

Silve : Lovingly re and Silver La s curre . One look at this beaut operty and y nam o be. w impeccably designed and decora ounds and interior, ar- nd pr tur y with all décor, furniture, linens, and kitchen included. 4 edroom, 1-a -half-bathroom home with Juliet balcony off the mast bedroom sit with frien d, or lax in the gorgeous living room overlooking ver and finish off the day y njoying liste ng to the sound of the loons in the scr partially finished basement i es laundry area and workshop with lake for the h byist. Plumbing is in place to install a thir room in the basement lev undry area.

The gently slo g, landsca us you to the waters edge where you will find yourself among the majest that truly Eastern Ontario feel. Two docks are included for swimming and docking. With beautiful clear water and hard bottom, rocky shoreline.

ROOMS & SIZES

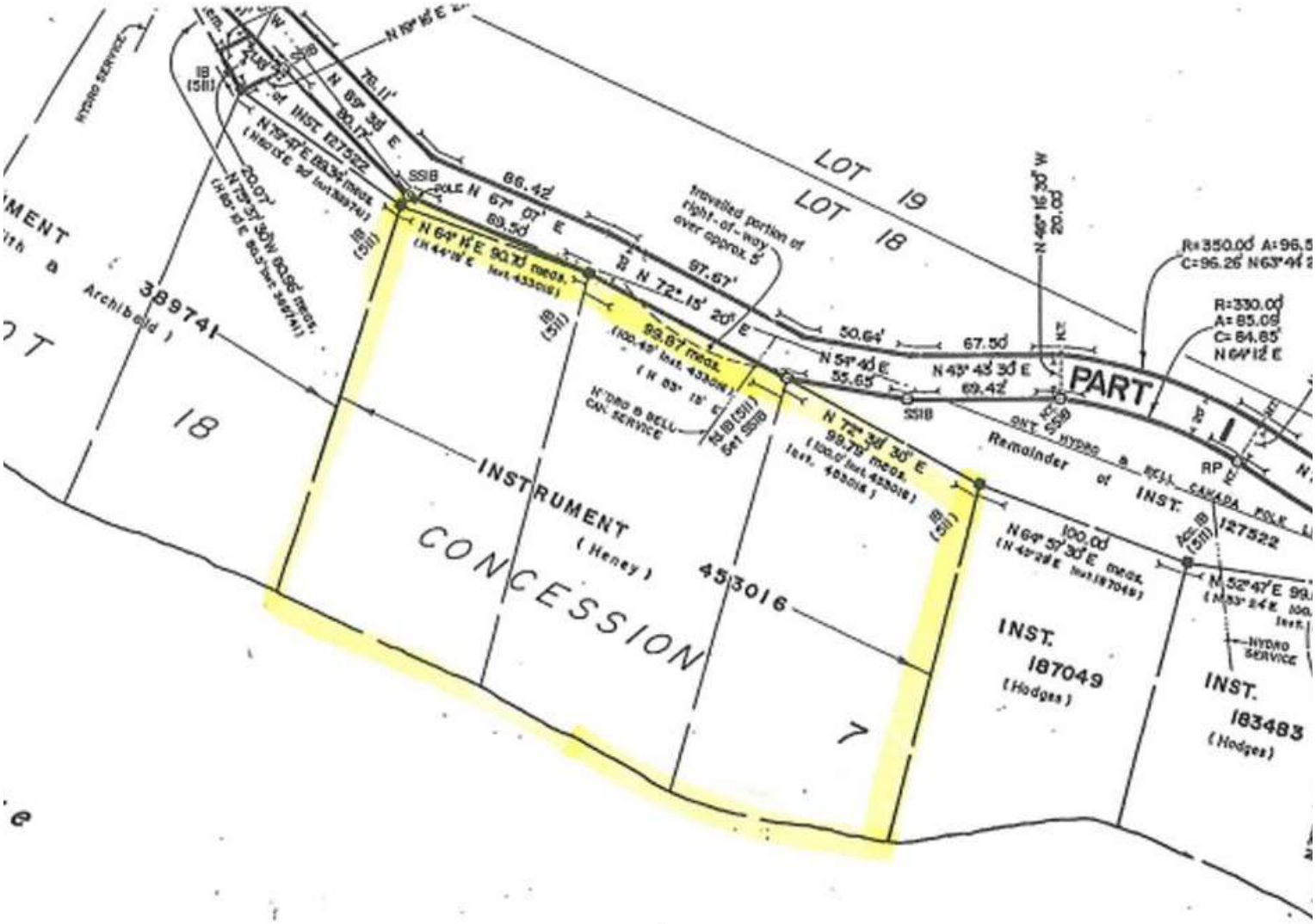
Foyer	*15.5 X 7.2*
Livi Room	*15.3 X 19.4*
D g	*14.11 X 7.6*
Kitchen	*12.0 X 12.9*
2PC Bath	*5.0 X 3.2*
Mstr Bed	*15.0 X 11.4*
4PC Bath	*9.8 X 6.7*
Bedroom	*15.2 X 11.4*
Bedroom	*13.2 X 13.10*
Bedroom	*7.8 X 8.2*
Utility	*10.0 X 10.3*
Storage	*14.8 X 23.3*
Workshop	*13.9 X 19.2*

DIRECTIONS	From Kingston take Road 38 north Hwy 7. Turn right on Hwy 7 then left on Zealand Rd, follow to McVeigh Lane turn Right. Turn right on Hoyle Lane W.
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	PT LT 18 CON 7 OSO AS IN FR740773; T/W FR740773; CENTRAL FRONTENAC
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Annette Gray-Jackson

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



LOT 19
LOT 18
PART
INSTRUMENT
(Heney)
453016
CONCESSION
7
18
389741
Archibald
INST.
187049
(Hodges)
INST.
183483
(Hodges)
127522
Remainder of INST.
travelled portion of right-of-way over approx. 5'
HYDRO SERVICE