



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

3-Season Beauty

Eagle Lake

1655 Opeongo Point Road

\$675,000.00



Chris@LakeDistrictRealty.com

MLS® 40292924

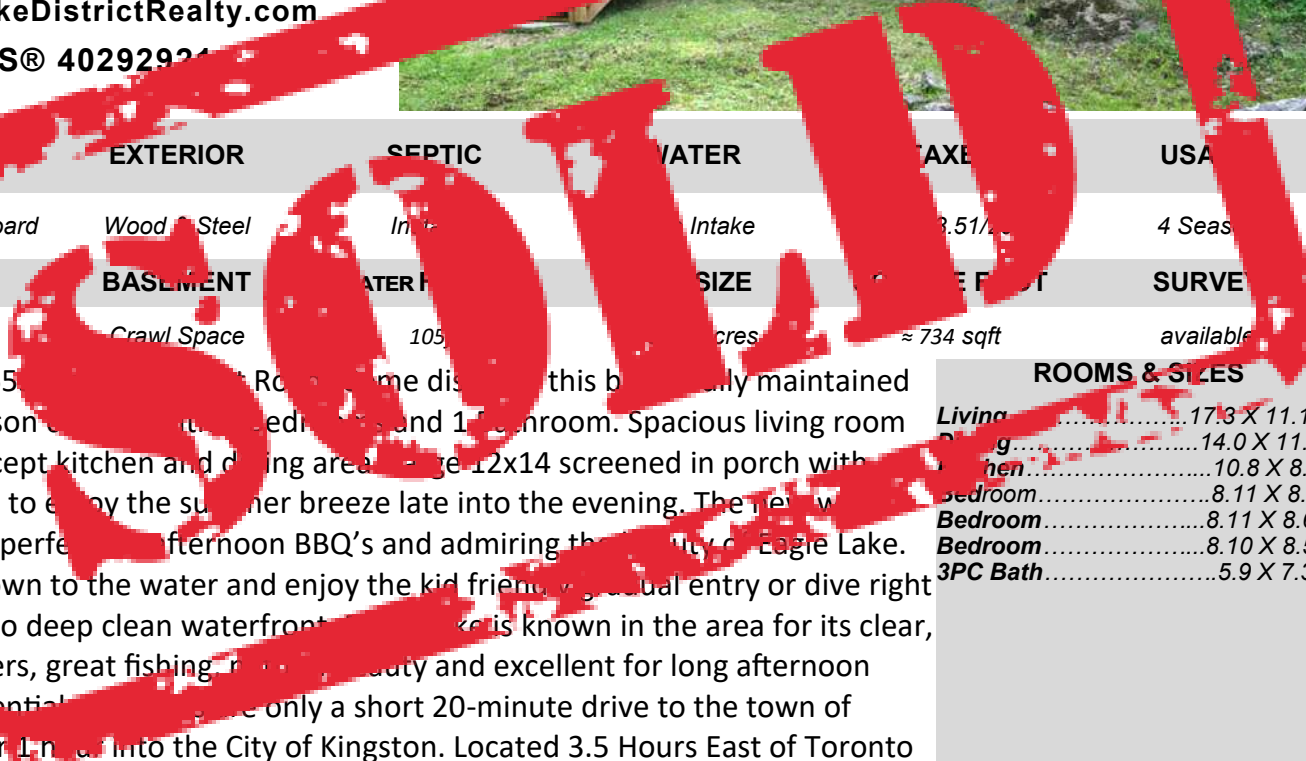


Table with 6 columns: HEAVY, EXTERIOR, SEPTIC, WATER, TAXES, USA. Row 1: Hardwood and Baseboard, Wood / Steel, In-ground, Intake, 3.51%, 4 Seas. Row 2: Unknown, Crawl Space, 105, Acres, ≈ 734 sqft, available.

Welcome to 1655 Opeongo Point Road... This beautiful, well-maintained turnkey 3-season cottage features 2 bedrooms and 1 bathroom. Spacious living room with open concept kitchen and dining area... large 12x14 screened in porch with plenty of space to enjoy the summer breeze late into the evening. The new wrap around deck is perfect for afternoon BBQ's and admiring the beauty of Eagle Lake. Take a stroll down to the water and enjoy the kid friendly gradual entry or dive right off the dock into deep clean waterfront... This is known in the area for its clear, spring fed waters, great fishing, boating and excellent for long afternoon boat rides. Essential amenities are only a short 20-minute drive to the town of Sharbot Lake or 1 hour into the City of Kingston. Located 3.5 Hours East of Toronto and 1.5 Hours West of Ottawa.

ROOMS & SIZES table with 2 columns: Room Name, Dimensions. Living Room: 17.3 X 11.10, Dining: 14.0 X 11.5, Kitchen: 10.8 X 8.2, Bedroom: 8.11 X 8.4, Bedroom: 8.11 X 8.6, Bedroom: 8.10 X 8.5, 3PC Bath: 5.9 X 7.3

Table with 2 columns: Field Name, Value. DIRECTIONS: From Kingston head North on Road 38... INCLUSIONS: Contact Brokerage for Full List. EXCLUSIONS: Contact Brokerage for Full List. LEGAL DESCRIPTION: PT LT 30 CON 2 HINCHINBROOKE PT 21, R29; T/W FR759777... LISTING BROKERAGE: Lake District Realty Corporation... 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.



# Satellite Image

