



Lake District Realty
CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Peace & Tranquility

Twin Lake
24903B Hwy 7, Sharbot Lake
\$649,900.00



Annette@LakeDistrictRealty.com

MLS® 40297524

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Propane/Wood	Vinyl Siding	None	Drilled Well	≈ \$2228.02/2022	3 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
15yrs	None	629ft	≈ 21.7acres	≈ 846 sqft	Yes

Twin Lake; 22 acres of peace and tranquility located on Twin Lake near Sharbot Lake. With 630' of frontage on your very own east facing bay. Enjoy the beautiful sunrises over this quiet lake. The property also comes with its own private boat launch to launch your boat for fishing or enjoy exploring by kayak or canoe. Enjoy well groomed nature / ATV trails throughout the property where you can experience feeding the deer up close.

The solar powered 3-bedroom, open concept home provides ample space to relax and enjoy nature. The 3-car attached garage is a great space for the hobbyist or used to store all your toys. Garage is fully insulated and could also be converted to additional living space. Propane powered 16 kW Generac generator is also included as back up power system. The property is currently 3 seasons but could easily become 4 season living. This property comes fully furnished and ready for you to enjoy. A drilled well, Composting toilet inside and his and hers outdoor privy with running water outside as well as an outdoor shower house. If privacy, quiet, solitude with acreage and lakefront is what you have been searching for this property provides it all!

ROOMS & SIZES

Living	18.8 X 14.6
Kitchen/Dining	18.8 X 14.6
Mudroom	9.11 X 8.10
Bedroom	9.11 X 9.8
Bedroom	9.11 X 9.8
2PC Bath	4 X 4
Garage	29.2 X 19.4

DIRECTIONS From Kingston take Road 38 north to Hwy 7. Turn left on to Hwy 7, Turn left at driveway to 24903 A-C Highway 7

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PT LT 16 Con 1 OSO PT 3 to 5 13 R 15367; T/W & S/T FR 755123; S/T FR 746899

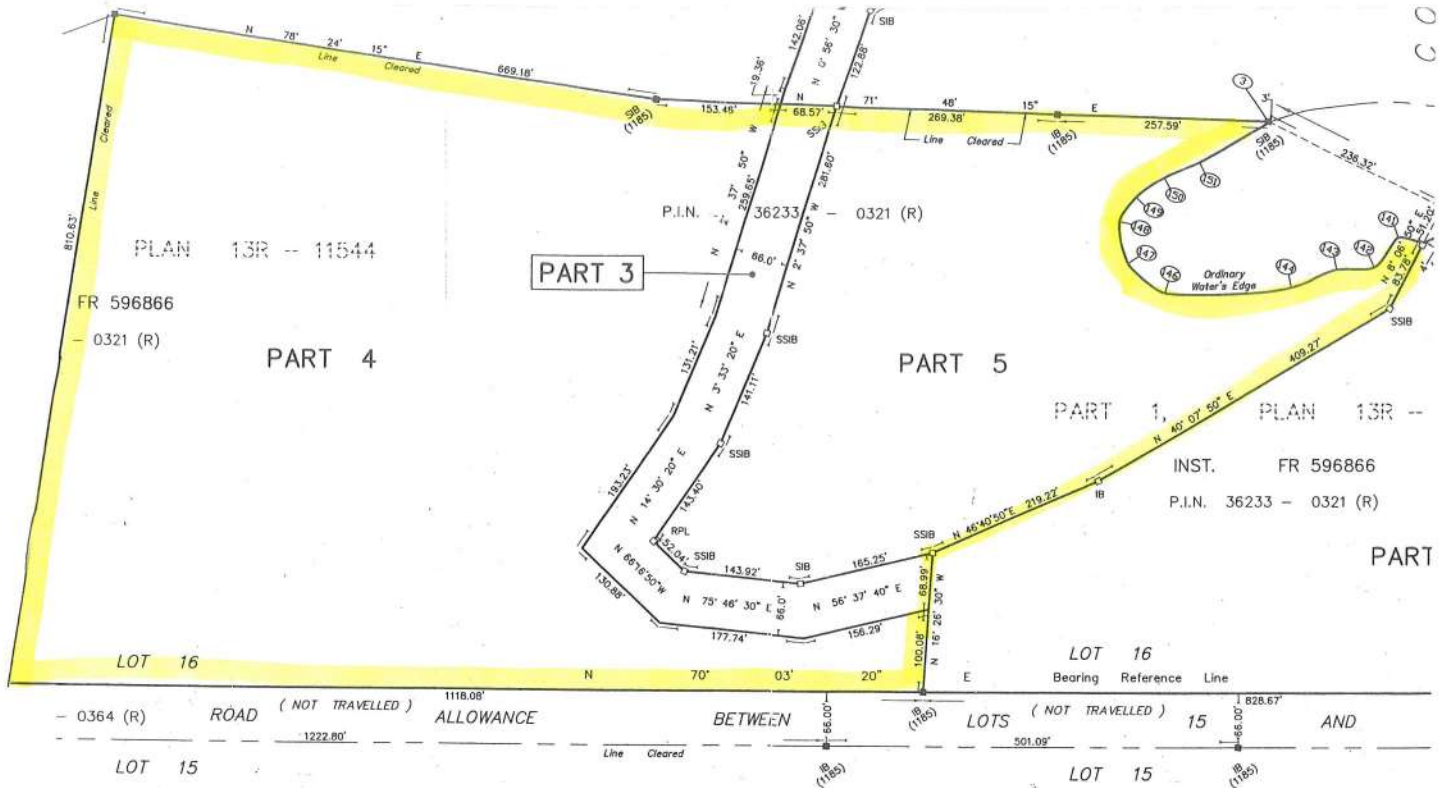
LISTING BROKERAGE Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

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



Twin Lake is a smaller private lake with no public access and borders the K&P trail on the east. Cell service available at the property. Only 5 minutes to the village of Sharbot Lake where you will find all of the amenities you require, bank, pharmacy, grocery, liquor and beer stores, hardware and restaurants. Located 30 minutes to Perth, one hour and 20 minutes to Ottawa, one hour to Kingston and 3 hours to Toronto.

