



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Amazing Sunsets

Big Clear Lake

1058 Perch Lane, Arden

\$439,000.00



Annette@LakeDistrictRealty.com

MLS® 40307590

Table with 8 columns: HEADINGS, EXTERIOR, SEPTIC, WATER, ACRES, USAGE, AGE, BASEMENT, INTERIOR, SIZE, S, FLOOR, SURVEY. Row 1: Propane, Vinyl Siding, Installed, Intake, 17/20, 4 Season, Unknown, None, 85ft, Acres, 992 sqft, Yes.

Big Clear Lake ; Enjoy the sunsets on beautiful Big Clear Lake. This cute and cozy 2 bedroom year-round home has been lovingly enjoyed as a year-round residence for almost 30 years. Great water front with a soft sandy gradual slope entry. Lake intake water system is winterized and used year-round. Property includes a hot tub with tile bed and is heated by propane stove. Property offers crystal clear water for great boating, swimming, and fishing (cokeler, pike, bass and pan fish).

Cell service available at the property. Property is close to the Village of Sharbot Lake where you will find all the amenities including; grocery, gas, liquor, beer stores, bank and pharmacy. Located one hour and 20 minutes to Ottawa, one hour to Kingston and 3 hours to Toronto.

ROOMS & SIZES

Table with 2 columns: Room Name, Dimensions. Living: 21.0 X 15.4, Dining: 8.8 X 7.9, Kitchen: 19.4 X 8.0, Living: 8.8 X 7.9, Primary Bed: 23.4 X 8.3, 3PC Bath: 6.0 X 7.5, Bedroom: 7.5 X 7.4, Laundry: 8.11 X 7.5.

Table with 2 columns: Field Name, Value. DIRECTIONS: From Kingston take Road 38 north, turn left on Wagarville Rd, Then turn right on Long Lake Rd. INCLUSIONS: Contact Brokerage for Full List. EXCLUSIONS: Contact Brokerage for Full List. LEGAL DESCRIPTION: Pt Lt 16-17 Con 10 Kennebec as in FR 3744038; S/T FR374038. 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.



Satellite Image



Big Clear Lake is located in Arden, ON in the Land O' Lakes region and is approximately 6 miles long. Big Clear Lake is known for its beautiful scenery and remarkable fishing opportunities. The clean, fresh waters house a variety of fish such as Bass, Walleye, Lake Trout, Musky, Pike, Perch, and Sunfish, sure to please any angler. The Lake is a beautiful, peaceful lake with clean clear water, offering excellent swimming. Big Clear Lake also enjoys miles of wooded trails for the nature enthusiasts.