

THE WATERFRONT COMPANY™ PRESENTS

Lovely Family Home

10551 Road 38, Parham
\$439,000.00

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MLS® 40437128



HEATING	EXTERIOR	SEWER	WATER	FINISHES	USAGE
Gas and Wood	Vinyl Siding	Installed	Well	Hardwood 3/2	4 Season
AGE	BASEMENT	DECK	TER FENCE	LOT SIZE	SQUARE FOOT
Unknown			N/A	~ 1.5 acres	~ 1465sqft
					Yes

Welcome to 10551 Road 38, Parham ON. This lovely home is located just 40 minutes North of Kingston in the heart of the Frontenacs, surrounded by many amazing lakes, 15 minutes to golf and the village of Verona. The home has many great and updated features and is move-in ready. Upstairs has a gas furnace with central air; a woodstove centrally located in the main living space. A nice, private backyard includes a wood deck where the sellers feed deer and features a large deck. Attached garage, 3 bedrooms and one bath upstairs. Close to many lakes with public access, schools and villages. If you can work remotely this is a fantastic country home.

ROOMS & SIZES	
Living Room	13.7 X 22.1
Dining	10.2 X 10.9
Foyer	8.7 X 12.3
Kitchen	12.2 X 14.7
Laundry/Utility	14.0 X 7.11
4PC Bath	6.8 X 9.10
Bedroom	10.5 X 9.10
Bedroom	9.3 X 11.5
Bedroom	10.4 X 9.10

DIRECTIONS From Kingston head North on Road 38 to #10551

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION Lot 21, Con 3 Hinchbrook Pt 1, 13R6534, Pt 1 13R20026; Central Frontenac

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

SALESPERSON Joel Gray

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

