



Lake District Realty  
CORPORATION, BROKERAGE

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**THE WATERFRONT COMPANY™ PRESENTS**

**4-season  
Getaway**

**Little Mississagagon Lake  
1018A Leisure Lane, Fernleigh  
\$785,000.00**

Joel@LakeDistrictRealty.com  
**Exclusive Listing**



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Baseboard & Woodstove	Wood	Installed	Well	≈ \$3001.86/2022	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
Unknown	Crawl Space	195ft	≈ 3.972 acres	≈ 1359sqft	Unknown

Little Mississagagon Lake, Fernleigh ON; This beautiful 4 season cottage sits on a lovely lot, almost 4 acres in size. The cottage is tucked on a level piece of ground, surrounded by granite rock outcrops and gives you fantastic privacy. The quiet lake is great for canoeing, kayaking, fishing or using small boats. At the water you have a nice sandy beach with gradual entry to 12 feet at the end of the dock, fantastic for swimming. The chalet cottage has been used as year-round escape from the city. Beautiful pine floors, kitchen, and lovely vaulted ceilings in the living room. Large main level deck for family gathers and a Juliet balcony for star gazing. The cottage is beautifully maintained and ready to go! Little Mississagagon is located in North Frontenac, has no public access and only a hand full of cottages on the lake. Easily accessible on Leisure Lane just off of County Road 506.

**ROOMS & SIZES**

Living	15.8 X 18.1
Kitchen/Dining	15.9 X 11.4
Foyer	5.1 X 15.6
Sitting	7.5 X 11.2
Bedroom	13.2 X 13.4
4PC Bath	8.11 X 6.7
Bedroom	9.0 X 15.3
Bedroom	9.1 X 11.3
Loft/Sitting	12 X 17.5
2PC Bath	4.9 X 4.5
Laundry/Utility	8.0 X 6.1

<b>DIRECTIONS</b>	North on Road 38, left onto Hwy 7, right onto Road 509, left onto Ardoch Road, left onto Road 506, right onto Leisure Lane.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	Pt Lt 24-24 Con 14 Clarendon; Pt RDAL Abutting the S Limit of Little Mississagagon Lake Clarendon Closed by FR523057, Pt 5 13R9563 T/W FR760741; S/T CLC2028; North Frontenac
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	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.



## The Lake

Little Mississagagon Lake is located in Fernleigh, ON and is approximately 2.41 kilometers long. The most popular species of fish caught here are Largemouth Bass.



## Satellite Image

