



THE WATERFRONT COMPANY™ PRESENTS

Natural Shoreline



Big Clear Lake
1013 Calvert Lane, Arden
\$299,900.00

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MLS® 40323755

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
None	Metal	Installed	Lake Intake	≈ \$2018.32/2022	3 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
30+ Years	Crawl Space	100ft	≈ 0.61 Acres	≈ 672sqft	Yes

Big Clear Lake, Arden, ON; Reasonably private lot on a great lake. Excellent shoreline for the naturalist, put a canoe or kayak in and explore the lake. There is a public beach across the bay for swimming. Property hasn't been used this year and will need some elbow grease. Great city escape. Big Clear Lake is known for crystal clear water, good fishing (pickerel, pike, bass and pan fish), and lots of bays to explore while out on the boat, canoe or kayak. Being sold as is, where is.

ROOMS & SIZES

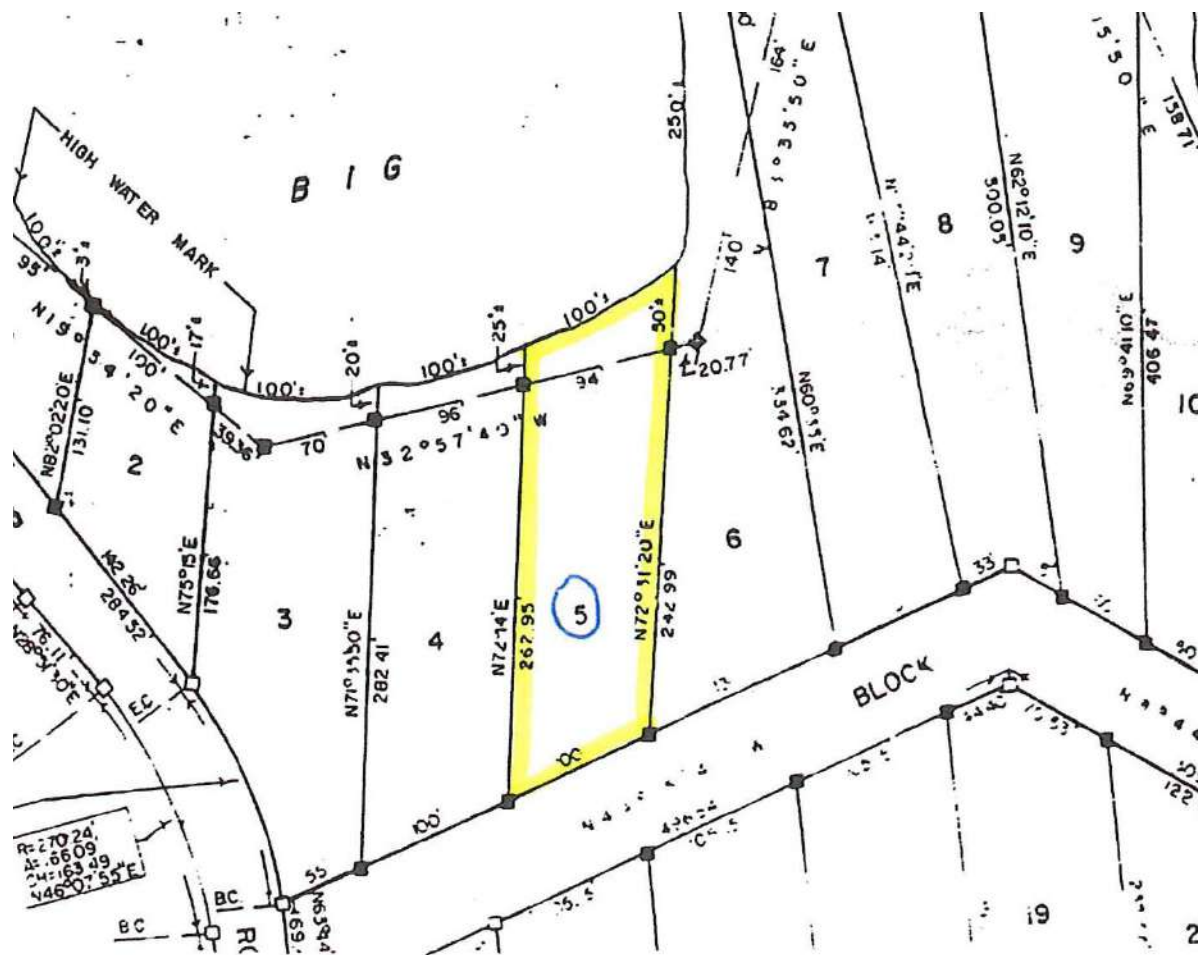
Living/Dining	11.3 X 18.3
Kitchen	11.5 X 6.0
Bedroom	8.7 X 10.7
4PC Bath	8.7 X 5.0
Bedroom	9.3 X 9.9
Sunroom	11.10 X 20.2

DIRECTIONS	Road 38 to Hwy 7, West on 7 to Arden Road, South on Arden Road, left on Price Road, right on Calvert Lane.
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	Pt Lt 16 Con 9 Kennebec Pt 5 R157; T/W FR550186 Township of 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.



Survey



Lake information — 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.