



Lake District Realty  
CORPORATION, BROKERAGE

14202 Road 38, Sharbot Lake, ON K0H 2P0  
Info@LakeDistrictRealty.com  
www.LakeDistrictRealty.com  
613-279-2108

# THE WATERFRONT COMPANY™ PRESENTS

## Natural Shoreline



**Big Clear Lake**  
**1013 Calvert Lane, Arden**

**\$299,900.00**

Joel@LakeDistrictRealty.com

MLS® 40440440

HEATING	EXTERIOR	SEPTIC	WATER	FINISHES	USAGE
None	Metal	Installed	Lake	0.32/2022	3 Season
AGE	TER FROM	FE	SQUARE FOOT	SURVEY	
Years	Years	100ft	≈ 0.61 Acres	≈ 672sqft	Yes

Big Clear Lake, Arden, ON; Reasonably private setting 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 and launching. This 2-bedroom mobile home used as a 3-season cottage includes a full kitchen. In addition, lake water intake (newer pump and filter system installed) and full septic. Great city escape! Big Clear Lake is known for crystal clear water, good fishing (pickerel, pike, bass and pan fish), and lots of birds to enjoy while out on the boat, canoe or kayak. Near the village of Arden where you will now find convenience store with gas and take out food.

### 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.



# Satellite Image



## The Lake

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.

