



**THE WATERFRONT COMPANY™ PRESENTS**

# Room to Roam

**16027 Road 509,  
Sharbot Lake  
\$489,900.00**

**Joel@LakeDistrictRealty.com  
MLS® 40327737**



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Wood/Oil	Vinyl Siding and Wood	Installed	Drilled Well	~ \$2988.16/2022	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
Unknown	Full, Unfinished	N/A	~ 65 acres	~ 2308sqft	Yes

Welcome to 16027 County Road 509, Sharbot Lake; Seeking a home in the country with room to roam. This property has 65 acres fronting on paved municipal road and backing onto the K&P Recreational trail, approx. 35 acres wooded land and 30 acres wet land. Sitting on the property is a large 3 bedroom, 2 bath home, a detached 2 car garage with addition for storage and a separate storage barn area. Located just 10 minutes north of the village of Sharbot Lake you will find K to 12 school, medical and shopping. Located in the Frontenacs where you will find many beautiful lakes to explore and small towns to enjoy. Just 30 minutes to Perth, 1 hour 30 minutes to Ottawa, 1 hour 10 minutes to Kingston and 3 hours to Toronto.

ROOMS & SIZES	
Foyer	4.9 X 8.4
Living	22.11 X 16.11
Dining	10.5 X 11.6
Kitchen	11.11 X 11.6
Family	12.11 X 15.6
Laundry	5.9 X 8.9
4PC Bath	6.10 X 8.9
Sunroom	11.9 X 25.8
Office	13.10 X 7.10
PrimBed	18.2 X 11.3
Bedroom	9.8 X 9.0
Bedroom	12.7 X 10.6
CraftRoom	7.11 X 17.4
3PC Bath	4.10 X 9.9
Storage	13.3 X 28.9
UtilityRoom	22.7 X 28.9

<b>DIRECTIONS</b>	Road 38 to Highway 7, left on Hwy 7, right onto Road 509
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PT LT 29-30 CON 3 OSO PT 2, 13R1475; CENTRAL FRONTENAC
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gary <span style="float: right;"><b>SB COMM 2%</b></span>

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

