



Lake District Realty
CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Project Seekers

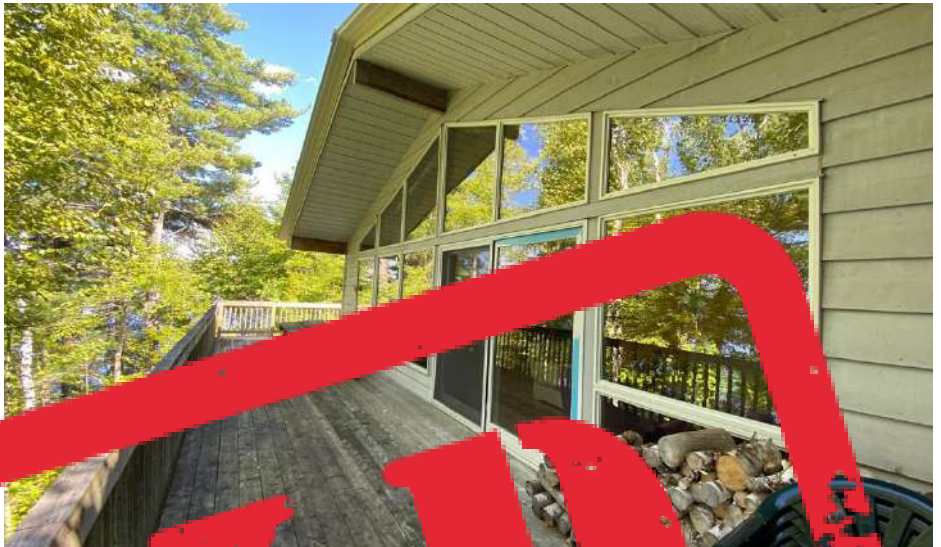
Paradise

Pine Lake

1320 Wagon Wheel Lane,
Ardoch

\$449,000.00

Chris@LakeDistrictRealty.com



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Woodstove	Wood and Steel	None	Well	13/2%	3 Season
AGE	BASEMENT	WATERFRONT	SIZE	SQ FT	SURVEY
25yrs	None	338ft	Yes	≈ 768sqft	Yes

Welcome to 1320 Wagon Wheel Lane, a project seeking a new owner. Some discover this wonderful opportunity at a great price. A great investment vacation spot on the beautiful Pine Lake. The 2-bedroom Viceroy cottage has been a great family experience for the owners but now needs someone to bring it to the final stages of completion. The cottage is built on a concrete pier foundation, wood deck, and a steel roof. Large wrap around front deck and the iconic Viceroy design allows for big open views of the lake. The cottage has been wired for plugs, lighting and a 200-amp breaker. Water is not available to the property and may require an off-grid set up. Septic, indoor plumbing, and a water source will need to be completed on well. Down by the water enjoy sitting on the deck and taking in the big open views of Pine Lake. The shoreline offers good clean water, perfect for wading in or young kids. The property is surrounded by Crown land and is the absolute best in privacy. The adjacent 1+ Acre lot is also included in the separate title allowing for future plans to build or investment opportunity. Pine Lake is a clean spring fed lake ideal for fishing, swimming, and watersport activities. Located 1 Hour and 45 Minutes West of Ottawa or 3 Hours 30 Minutes East of Toronto. Click on Video tour for a 3D Walkthrough!

ROOMS & SIZES	
Kitchen Dining	13.6 X 14.0
Living	13.6 X 17.7
Bedroom	9.6 X 11.5
Bedroom	9.6 X 11.9
Bathroom	9.5 X 7.6

DIRECTIONS

North on Hwy 38, Left on Hwy 7, Right on Hwy 509, Left on Ardoch Road, Left on Wagon Wheel Lane, Left at #1320 until the end of lane.

INCLUSIONS

Contact Brokerage for Full List.

EXCLUSIONS

Contact Brokerage for Full List.

LEGAL DESCRIPTION

1320 Wagon Wheel Lane – PT LT 14-15 CON 5 CLARENDON PT 2 13r12340; S/T EXECUTION 01-0000210, IF ENFORCEABLE; NORTH FRONTENAC
Vacant Lot – PT LT 14-15 CON 5 CLARENDON PT 1 13r12340; S/T EXECUTION 01-0000210, IF ENFORCEABLE; S/T EXECUTION 10-0000134, IF ENFORCEABLE; NORTH FRONTENAC

LISTING BROKERAGE

Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

SB COMM 2%

SALESPERSON

Chris Pimienta-Johnson

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

