THE WATERFRONT COMPANY™ PRESENTS

Private Retreat

Shawenegog Lake
1244 Marshall Lane, North Frontenac
\$1,425,000.00

Annette@LakeDistrictRealty.com

MLS#: 40455127

HEATING EXTERIOR WATER TAX US.

Propane Forced Air Installed I intake 57.51 4 Sea m

SURVE SURVE

ENEGOG LAKE: Stunn r frame gog Lake. All on wa me or and pine finishing ne hon ave be sted a operty! rom t lax u drive through th e idyllic forest wn pl at. An parce solut dr r the hunter 🏧 e enthusiasts, as Crow rty als ks 100 Giv u hundreds e the will fir rrame deta n concept d ne fire id beau ws enhancing the ain level aundry and bathroom and a views.With 🏖 ain leve wate whour of listening to the loons with 2 screened large er bedroom in the dscaping k ou to 350' of pristine deep waterfront. porche a deck area Beautiful stune swim or dock all the toys for fishing, or boating new do stem allowing enty of spa of untouched Crown land greets you. Lake across th ater, an addit 410 ac 00-amp electrical service, with backu extensive r treatment nerator giving er to the coulage. Heated by a forced air propane furna ne irreplace and the 70 amps 📆 Samue sternet and a cellphone booster ability to c and monitor temperature remotely. Equip working fro r private oasis in the wilderness asier. New windows, doors and Central Air installed ner 2022. A full basemen ock foundation is waiting for you to install a workshop or a room to enig le included inviting you to relax and enjoy what nature has to offer. ͳ onawenegog Lake.

MS & SIZES

7 X 7 X 1.
) X 1.
3×7
× 1.
17 X 11
2 × 1 . 17 X 11 X 12.8
11 X 6 3
X 27.2
X 26.3

DIRECTIONS

From Sharbot Lake Hwy 7 west to Kaladar, turn Right onto Hwy 41 North, turn right onto Head Rd, Turn Left onto Shabomeka Lake Rd, Continue to Buck Lake Rd, Buck Lake Rd turns slightly left and becomes

Shawenegog Lake Lane, Then Right onto Marshall Lane.

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

Lt 5 Con 12 Barrie except PLFR 1634, Pt 2, 3 & 6, 13R17910 & Pt 1-3; S/T FR 753626, Pt Lt 6 Con 12

LEGAL DESCRIPTION Barrie as in FR 383875, PCL 3, Except Pt 25&26, R53; S/T FR 727733; North Frontenac, Pt Lt 5 Con 12

Barrie pt 3, 1318777; North Frontenac

LISTING BROKERAGE Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

SALESPERSON Annette Gray-Jackson 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.





Features and Upgrades

- Forced air propane installed in 2023.
- New Central Air system installed summer 2022.
- 20kw diesel generator, manual start. Hard wired to the cottage underground brings 70amps of power.
- New crib system and docks installed in 2021.
- Water is 10-12 feet deep off end of dock.
- Basement had new drainage sealed and triple insulated in fall 2021.
- Starlink internet installed 2022.
- Cell Booster in the cottage to receive service.
- Year-round lake intake with filtration system.









The Lake

Shawenegog Lake, also known locally as McClintock Lake, is located in the Township of North Frontenac. Shawenegog Lake is at an elevation of 268 metres above sea level. The lake perimeter is 18.0 kilometers; the deepest point is 28 metres. Shawenegog Lake supports a warm water fisher, in particular, Walleye, Northern Pike, Smallmouth Bass and White Fish. There are approximately 36 properties on the lake according to the Lake Association. Shawenegog Lake enters Sand Lake for additional waterfront and recreational enjoyment.





Satellite Image



