



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Private Retreat

Shawenegog Lake

1244 Marshall Lane, North Frontenac

\$1,425,000.00

Annette@LakeDistrictRealty.com

MLS#: 40455127



Table with 6 columns: HEATING, EXTERIOR, WATER, TAX, US, and SURVEY. Includes details like Propane Forced Air, Full, Water Frontage, etc.

SHAWENEGOG LAKE: Stunning four frame season water home on the Shawenegog Lake. All the finest and pine finishing... Beautiful stone landscaping... 350' of pristine deep waterfront...

ROOMS & SIZES table listing Kitchen, Dining, Foyer, Bedroom, and Basement/workshop with dimensions.

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...

INCLUSIONS: Contact Brokerage for Full List.
EXCLUSIONS: Contact Brokerage for Full List.

LEGAL DESCRIPTION: 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 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

