



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

Farmhouse Charm

4708 Verona Sands Road.  
Verona

\$739,000.00

Joel@LakeDistrictRealty.com

MLS® 40344615



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Gas Furnace	Vinyl Siding	Installed	Hard Well	2022	4 Seasons
AGE	BASINMENT	WATER FLOOR	SIZE	SQ FT	SURVEY
Unknown	Unfinished Partial	N/A	sq ft	173/sqft	Available

Welcome to 4708 Verona Sands Road, Verona, ON; Completely remodeled farmhouse sitting on 21 acres located just minutes north of the village of Kingston. A labour of love to bring this home up to today's comfortable living standards. With main floor Primary bedroom ensuite, walk in closet and in-floor heating. Large family room and beautiful done custom kitchen with quartz counter tops. Two spacious bedrooms upstairs and a nicely done 3-piece bathroom. This home was taken back to the studs, insulated, drywalled, new windows (fall 2020/spring 2021), roof and siding ran within the last 2 years. The yard consists of a hardwood ridge running through the property, fields and large ponds on the home; plenty of space for vegetable gardens. For the hobbyist: the 26'x36' barn with a full loft is a great space. Located just a few minutes from the village of Verona where you will find grocery, pharmacy, gas, restaurants and 18-hole golf course – this is a fantastic place to call home.

ROOMS & SIZES	
Foyer	9.2 X 5.5
Living	17.2 X 15.2
Dining	11.4 X 9.6
Kitchen	11.4 X 11.11
2PC Bath	5.4 X 8.4
Laundry	12.10 X 6.7
MasterBed	17.3 X 11.8
EnsuiteBath	7.8 X 7.0
Bedroom	17.3 X 15.4
Bedroom	11.5 X 13.5
3PC Bath	5.11 X 7.2

<b>DIRECTIONS</b>	From Kingston head north on Road 38, turn left onto Verona Sands Road, go to #4708.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	Part Lot 12 Concession 11 Portland, Parts 2,3,4 Plan 13R22190
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gray <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.



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### Features and Improvements

- taken back to the framing
- re-wired and plumbed
- re-insulated with spray foam
- windows and doors (fall 2021/spring 2022)
- metal roof replaced
- vinyl siding replaced
- custom kitchen with quartz counter top
- all flooring re-surfaced or replaced
- in floor heating in primary suite
- main floor laundry



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## Satellite Image



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