



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



Table with 7 columns: HEATING, EXTERIOR, SEPTIC, WATER, TAXES, USAGES, AGE, BASEMENT, WATER FLOOR, SIZE, SELLER, FLOOR, SURVEY. Row 1: Gas furnace, Vinyl Siding, Installed, Hard Well, 2022, 4 Seasons, unknown, Unfinished Partial, N/A, Acres, 87/sqft, Available.

Welcome to 4708 Verona Sands Road, Verona, ON; Completely renovated farmhouse sitting on 21 acres located just minutes north of the village of Kingston. A labour of love to bring the 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 bones insulated, drywalled, new windows (fall 2020/spring 2021), roof and siding ran within the last 2 years. The yard consists of a hardwood riding path through the property, fields and large ponds on the home; plenty of space for veggie gardens. For the hobbyist: the 26'x36' barn with a full loft is a must see. 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 table with 2 columns: Room Name, Dimensions. Rows include 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).

Table with 2 columns: Field Name, Description. Rows include DIRECTIONS (From Kingston head north on Road 38...), INCLUSIONS (Contact Brokerage for Full List.), EXCLUSIONS (Contact Brokerage for Full List.), LEGAL DESCRIPTION (Part Lot 12 Concession 11 Portland, Parts 2,3,4 Plan 13R22190), LISTING BROKERAGE (Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™), SALESPERSON (Joel Gray), 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.



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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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