



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

Private Setting

82 Bobs Lake Road,
Tichborne
\$759,000.00

Joel@LakeDistrictRealty.com
MLS® 403721



Table with 6 columns: HEADLINE, EXTERIOR, SEPTIC, WATER, TAXES, USAGE, AGE, BASEMENT, WATER FRONT, SIZE, S, FLOOR, SURVEY

Welcome to 82 Bobs Lake Road, a beautiful setting. Call this bedroom, 2-bath home on a private... From Kingston take Road 38 North, right onto Bradshaw Road, right onto Bobs Lake Road.

ROOMS & SIZES table listing rooms like Foyer, Living, Kitchen, etc. with dimensions.

Table with 2 columns: FIELD NAME (DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON) and VALUE.

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

- Private 45-acre parcel of land
- 3-bedrooms, 2 baths
- Several upgrades in the last few years including a completely remodeled ensuite bath
- Heated with Propane forced air furnace and 3 fireplaces
- Mudd room complete with dog washing station
- Detached 2 car garage and barn outbuilding
- Large pond on property
- Deed Access to Bobs Lake



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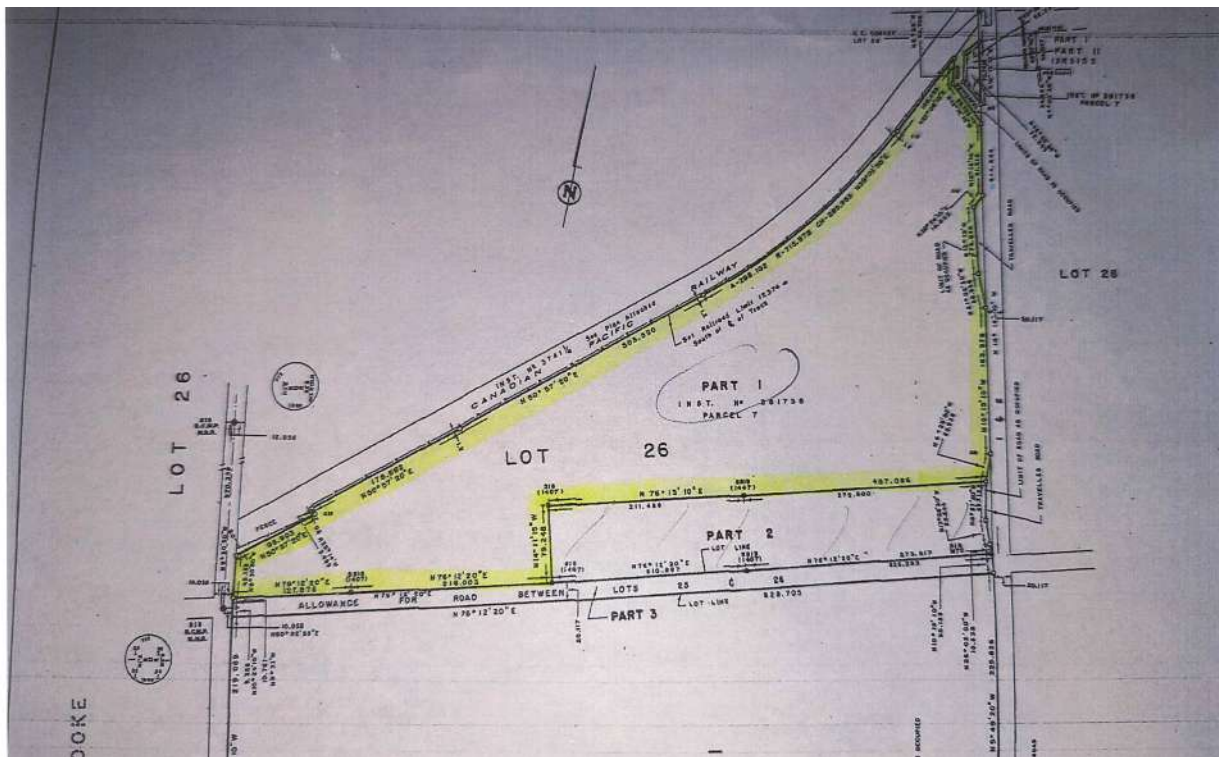
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The Lake

Bobs Lake is one of the largest inland lakes in Eastern Ontario with approximately 400 miles of shoreline, numerous bays and many islands. It is also part of the Tay River System, shoreline levels do fluctuate towards the end of the summer season. The Lake is populated with Small and Largemouth Bass, Northern Pike, Walleye and Lake Trout which appeals to North American fishermen. Facilities around the Lake include lodges, resorts, marinas and campgrounds. The landscape is typical of the Canadian Shield, rocky with many bare outcroppings. Access to Bobs Lake is via secondary highways; 50 minutes north of Kingston, 1½ hours from Ottawa and 3 hours from Toronto.



Survey



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