



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

Cozy
Year-Round
Living

10260 Road 509, Ompah
\$225,000.00

Chris@LakeDistrictRealty.com
MLS® 4039542



Table with 6 columns: HEATING, EXTERIOR, SEPTIC, WATER, TAXES, USAGE. Row 1: Electric/Woodstove, Block/Shingle, Septic, Well, 2022, 4-Season. Row 2: AGE, BASEMENT, WATER FRONT, SIZE, SQUARE FOOTAGE, SURVEY. Row 3: 1-99 yrs, Crawl Space, N/A, 1000 sqft, 1000 sqft, Unknown.

Welcome to 10260 Road 509, Ompah, a wonderful opportunity to own this year-round bedroom, cottage with a single detached garage. The layout offers a cozy living room and a good size walkable kitchen with a bar counter. The bedroom offers plenty of space for your furniture and even a small closet. It is perfect to enjoy working from home with available Hi-speed internet. The building is heated with electric wall units and a nice warm wood stove. The back yard looks out onto beautiful scenery of the water and the nature at its best. Some upgrades to the cottage include a new roof, hardwood floors in the living room, electrical panel and electric wall heaters. The property is located close to the Palmerston Lake public boat launch which offers you a great opportunity to enjoy your summer at the lake.

ROOMS & SIZES
Living Room..... 11.4 X 14
Kitchen..... 6.11 X 13.2
Ensuite..... 9.1 X 7.4
Bathroom..... 11.4 X 7.4
Garage..... 12 X 20

Table with 2 columns: Field Name, Value. Fields include DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON. Value for SALESPERSON includes Chris Pimienta-Johnson and 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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## Satellite Image



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