



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

Idyllic Lakeside Lifestyle

Horseshoe Lake
1110 Horseshoe Lane,
Arden
\$829,000.00



Annette@LakeDistrictRealty.com
MLS® 4012007

HEATING	EXTERIOR	SEPTIC	WATER	AGES	USAGE
Gas	Vinyl Siding	Installed	Well	08/20	4 Season
AGE	BASEMENT	FRONT	SIZE	SURVEY	SURVEY
Unknown	Full/Unfinished	110ft	~ Acres	2329sqft	Available

SOLD

Welcome to 1110 Horseshoe Lane, a spectacular year-round home on the perfect idyllic lakeside lifestyle. A level shoreline of waterfront shoreline where you can enjoy both natural shoreline and sandy entry, with deep water mooring off the dock. Inside the home, you will walk into a large foyer leading to the great room with cathedral ceilings and a fireplace to read quietly and enjoy the views of the lake. A large kitchen/dining room provides the full advantage of the beautiful water views which also leads to a deck and dining space. 4 spacious bedrooms, 2 baths allow plenty of space for a family home or to enjoy friends and family. Additional living space includes a 3 season sunroom making this home the perfect place to entertain and relax. The two-car attached garage has plenty of space both for parking your vehicle and storing your boat in the off-season. A full basement gives this property enormous amounts of storage space and the potential to add a games room. Horseshoe Lake is part of the Salmon River system offering extended boating and fishing into 3 other lakes.

ROOMS & SIZES

Foyer	6.2 X 15.7
Living	23.10 X 21.6
Dining	10.8 X 16.8
Dining	20.7 X 9.10
Kitchen	19.11 X 9.6
3PC Bath	6.5 X 9.11
Sunroom	14.11 X 15.1
Bedroom	19.2 X 13.6
Bedroom	11 X 8.3
Bedroom	11 X 10.1
Bedroom	13.11 X 9.7
4PC Bath	5.1 X 8.3

DIRECTIONS

From Kingston take Merge onto ON-401 W 23.1 km. Take exit 593 for County Road 4 toward Camden East Rd/ Millhaven/Camden E 450 m. Turn right onto County Rd 4 28.5 km. Turn left onto Ottawa St/County Rd 4 Continue to follow County Rd 4, 350 m. Continue onto Concession St N/County Rd 15/Regional Rd 15, Continue to follow County Rd 15, 22.6 km. Continue onto Arden Rd 290 m Drive to Horseshoe Ln.

INCLUSIONS

Contact Brokerage for Full List.

EXCLUSIONS

Contact Brokerage for Full List.

LEGAL DESCRIPTION

PT LT 7 CON 5 KENNEBEC PT 12, 13R106; T/W FR756087; CENTRAL FRONTENAC

LISTING BROKERAGE

Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

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

- Level Lot
- Great swimming
- 4 bedrooms
- 3 season sunroom
- 2 car attached garage
- Horseshoe Lake has access to three additional lakes and Salmon River
- Boat launch located on Horseshoe Lane
- Easy access off Municipal paved road
- 2329sqft feet of finished space with an addition 1664sqft of unfinished space in the basement
- Docking system
- Great fishing



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The Lake

Horseshoe Lake is located in Central Frontenac near Arden, ON. Horseshoe Lake connects to Bull Lake, Buck Lake and the Salmon River for endless aquatic enjoyment. Enjoy excellent fishing, swimming, boating and recreational water sports with an abundance of wildlife to observe.



Satellite Image



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