



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

Lovely
Lake Home

Eagle Lake
1067 Hampton Road,
Tichborne
\$669,000.00



Chris@LakeDistrictRealty.com
MLS® 4044222

SOLD

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Gas Stove	Vinyl siding & shingle	Lateral septic	Hard Well	5.21%	4 Seas
AGE	BASEMENT	WATER FLOOR	SIZE	FLOOR	SURVEY
1-50yrs	Partial	200	sq ft	175sqft	On file

Welcome to 1067 Hampton Road, a beautiful waterfront home on the ever popular Eagle Lake. The home offers 3 bedrooms, a full kitchen with granite counter tops, a cozy dining room, an open concept kitchen and living room with a beautiful view of the lake. The owners have done a tremendous amount of work with addition on the back bedrooms, newer decks and renovated the original cottage back to the studs with spray foam insulation, updated wiring, plumbing and more. Additional outbuildings include a private guest Bunkie with upper loft, stone finished with 1/2 bathroom, detached garage and best of all a boat house! Enjoy swimming and fishing right off the dock and a gradual shoreline great for family and friends of all ages. For the outdoor enthusiast this property is located beside the public boat launch and a network of trails making it a breeze to get on the lake or jump on the trails for some ATV or snowmobile fun. Eagle Lake offers miles of shoreline to explore and great fishing opportunities include Large and Small Mouth Bass, Northern Pike, and Lake Trout. Your amenities and entertainment are just a short drive away in the town of Sharbot Lake giving you a wonderful place to enjoy the seasons or your future retirement.

ROOMS & SIZES

Foyer	14.0 X 8.5
Dining	14.9 X 11.7
Kitchen	11.11 X 17.10
Living	11.4 X 17.10
4PC Bath	5.0 X 12.0
Bedroom	10.8 X 11.3
Bedroom	8.7 X 15.8
Bedroom	7.6 X 8.8
Office	10.3 X 16.4

DIRECTIONS	From Kingston head North on Road 38, left on Hampton Road, follow to end of the lane to #1067.
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	PT LT 26 CON 1 HINCHINBROOKE AS IN FR719931; S/T HIH5215; CENTRAL FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IN ANY
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Chris Pimienta-Johnson 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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The Lake

Eagle Lake is located in the township of Central Frontenac and is part of the Tay River watershed. Users of this desirable lake enjoy clean water with a maximum depth of 116', relatively undeveloped shoreline and scenic wildlife. Eagle Lake supports a wide variety of fish such as Small & Largemouth Bass, Northern Pike and Lake Trout. Eagle Lake is located just south of the Village of Sharbot Lake, ON and under 45 minutes to Kingston, ON.



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