THE WATERFRONT COMPANY **PRESENTS**

Country Bungalow

1118 Ardoch Road, **Clarendon Station**

\$309,000.00

e ctRealty.com Joela MLS® 40428328



st north of the village of marbot lake is this fantastic bungalow locate Locat g. Not farm many kes, rivers and recreation trails, this is a call hon his home to the country feel to it, featuring ane furnace ir updates. Lovely open space kitchen and living room. Full basement is and cent shop or recreational spar with storage sheds and neat band great for the entertainer at the mantastic property to raise a growing family stall shelt or retire to are to show.

i	ROOMS	& SIZES
n	Kitchen/Dining	21.7 X 11.4
_	Living	20.1 X 10.10
	4PC Bath	7.5 X 9.6
	Bedroom	8.4 X 8.3
ł	Bedroom	8.4 X 8.7
	Bedroom	6.11 X 9.4
,	Laundry	13.11 X 22.6
	Storage/Gym	11.3 X 22.6
	Utility	11.10 X 22.6

Info@LakeDistrictRealty.com

www.LakeDistrictReal

DIRECTIONS	Head North on Road 38, left onto Hwy 7, right onto Road 509, left onto Ardoch Road, follow to #1118.	
INCLUSIONS	Contact Brokerage for Full List.	

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PT LT 31 CON 3 OSO PT 1, 13R10057; CENTRAL FRONTENAC

Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™ LISTING BROKERAGE

SB COMM 2% **SALESPERSON** Joel Gray

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.

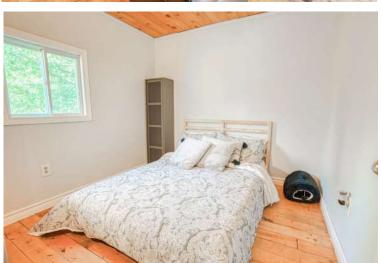


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Satellite Image









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