



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

**Prestigious
Lakeside Home**

**Sharbot Lake
1510A Brewer Road,
Sharbot Lake
\$2,100,000.00**



Annette@LakeDistrictRealty.com
MLS® 40418841

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Forced Air—Propane, in floor Heating	Wood	installed	Drilled well	≈ \$4290/2023	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
9yrs	Fully finished	330ft	≈ 0.72acres	≈ 4036sqft	available

Directly overlooking the beautiful waters of Sharbot Lake this majestic 6 Bedroom, 3 Bathroom custom home exudes the prestigious lakeside lifestyle. It is located on a panoramic point of land, providing breathtaking sunrise and sunset views overlooking the waters. Inside the home, you will find a multitude of custom features including the spacious open kitchen, large primary bedroom with lakeside views, and an enormous ensuite bathroom with a walk-in shower and walk-in closet. The lower-level walkout takes you steps to the waterfront dock and diving board. Or pull up a stool and enjoy the views of the exterior deck bar overlooking the water. A lower-level kitchen and a fully serviced large bar can be used as a self-contained space or one large home. A remote-controlled hydraulic boat lift makes boat mooring a breeze while a smaller boat launch and dock are available for canoe, kayak, and small boat adventures. Located on a township road minutes from the village of Sharbot Lake where you will find the cutest café, great restaurants, bank, pharmacy, gas stations and beer and liquor stores. The K&P trail is also located directly adjacent to the property; this multi-use trail provides hours of adventure all year round. The possibilities are endless for this one-of-a-kind treasure; a prestigious lakeside home with separate space for guests, multi-family or investment property.

ROOMS & SIZES

Kitchen	16.5 X 16.7
Dining	16.7 X 10.11
Living	23.2 X 15.8
Bedroom	16.1 X 9.4
Bedroom	14.1 X 11.6
MasterBed	21.3 X 19
Ensuite	14.3 X 13.5
Bathroom	9.8 X 10.4
Foyer	12.2 X 13.7
SittingArea	8.4 X 6.3
RecRoom	24.10 X 23.7
Bedroom	16.5 X 12.9
Lower Kitchen	14.4 X 11.5
Bedroom	12.10 X 10.5
Den	25.9 X 11.5
Bedroom	22.8 X 10.5

DIRECTIONS	From Kingston head North on Road 38, left on Brewer Road, follow to #1510A.
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	PT LT 11 CON 10 Olden PTS 8 & 9, 13R1226; T/W FR606484 Except the easement therein RE PTS 5 & 6 13R1226
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Annette Gray-Jackson 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

- 330ft of Shoreline
- Western views
- Hydraulic boat lift
- 6 bedrooms
- Laundry on upper and lower levels
- 2 kitchens
- Full bar
- Wet bar in living room
- Situated right on the water
- Decks directly overlooking the water
- Multiple deck areas for entertaining and relaxation
- 2 car detached garage, plus detached single car garage
- ICF foundation
- 10ft ceilings on main level
- 9' 6" ceilings in the finished basement
- 30' cathedral ceilings



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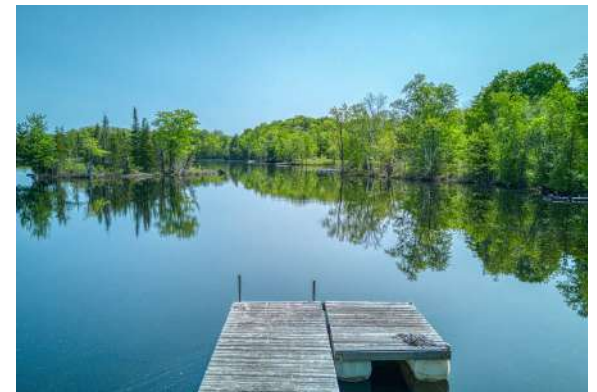
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THE WATERFRONT COMPANY™ PRESENTS

The Lake

Sharbot Lake is the second largest water body in Central Frontenac. The lake is divided into 2 basins east and west. There are depths of approx. 100 feet, 99 islands and endless hours of exploring along the Crown Land shores. Sharbot Lake supports Lake Trout which require deep, clean waterfront for survival. Truly a grand lake that offers endless aquatic enjoyment.

Sharbot Lake is a fully serviced, rural community located in the Land O' Lakes Tourist District. This waterfront community is an excellent location for young families, recreation or retirement. The Land O' Lakes area is part of the Canadian Shield with thousands of wonderful freshwater lakes. Proximity to major centers – 3.5 hours to Toronto, 1 hour to Kingston, 1.5 hours to Ottawa and 30 minutes to Perth.



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