### THE WATERFRONT COMPANY™ PRESENTS

# Luxurious

## Lakefront Home

Bobs Lake 855 Crow Lake Road, Maberly \$2,190,000.00

Joel@LakeDistrictRealty.com MLS® 40424

**SALESPERSON** 

Joel Gray



| HEATING           | .ERIOR         | SEPTIC               | VATER  | AXL     | USAC      |  |
|-------------------|----------------|----------------------|--------|---------|-----------|--|
| rm; na<br>Jastove | Hardboard      | In                   | d Well | 10.23/t | 4 Seas    |  |
| AGE               | BNT            | <sup>₹</sup> \ATER F | SIZE   | FC.     | SURVE     |  |
| 14 vears          | Fully Finis ed | 483                  | res    | sott    | Available |  |

Bob 855 Crow me to astic a shoreli uly a special place laket ome sitting mis hore as been so well thought out with all located the largest in thern v. a the lake; beautiful high vaulted ceiling ms taking in the unsponed princip with walk out. This is a place the whole family can a replace, fin ed lower le cozy wood pleering and 4 bathrooms. The lower level is the ler and the lower with 5 la bedrooms, le guests to with two lege bedrooms, bathroom, sitting area with games area, and arge patio which includes an inground harded, with er pool. Your guests will feel walkout to resort. This home speaks or from the geothermal heat source, 9 like they ar -foot ICF love vel, vaulted ceilings to directly off a unicipal ha cached oversized garage. The private laneway is Just 15 minutes to the village of Sharbot Lake, 20 s or, 1 hour to Kingston, 1 hour 30 mins to Ottawa and 2 hours 30 minutes to the GTA makes it a convenient location to call home.

| 3411          | Available                   |  |  |  |  |  |  |
|---------------|-----------------------------|--|--|--|--|--|--|
| ROOMS & SIZES |                             |  |  |  |  |  |  |
|               |                             |  |  |  |  |  |  |
| Kitchen       |                             |  |  |  |  |  |  |
| Dining        | 19.4 X 17.10<br>19.4 X 13.4 |  |  |  |  |  |  |
| 19            |                             |  |  |  |  |  |  |
| .g            | 17.10 X 14.8                |  |  |  |  |  |  |
| Laundry       | 20.4 X 12.4                 |  |  |  |  |  |  |
| Bedroom       |                             |  |  |  |  |  |  |
| Bedroom       | 12 X 14.9                   |  |  |  |  |  |  |
| 4PC Bath      |                             |  |  |  |  |  |  |
| 3PC Bath      |                             |  |  |  |  |  |  |
| MasterBed     |                             |  |  |  |  |  |  |
| EnsuiteBath   | 8.10 X 12.11                |  |  |  |  |  |  |
| Sitting       | 26.11X 14.8                 |  |  |  |  |  |  |
|               | 26.11 X 16                  |  |  |  |  |  |  |
| Bedroom       | 18.7 X 14.8                 |  |  |  |  |  |  |
|               | 21.6 X 21.6                 |  |  |  |  |  |  |
| 3PC Bath      |                             |  |  |  |  |  |  |
|               |                             |  |  |  |  |  |  |

SB COMM 2%

| DIRECTIONS        | From Kingston head North on Road 38, right on Crow Lake Road, through Crow Lake village to #855.  |
|-------------------|---|
| INCLUSIONS        | Contact Brokerage for Full List.  |
| EXCLUSIONS        | Contact Brokerage for Full List.  |
| LEGAL DESCRIPTION | PT LT 1-2 CON 7 OSO; PT RDAL BTN CON 7 & CON 8 OSO CLOSED BY FR769182 PT 4 TO 8 13R19218; S/T & T/W FR769238; S/T FR767907, FR769183; CENTRAL FRONTENAC |
| LISTING BROKERAGE | Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™   |
|                   |   |

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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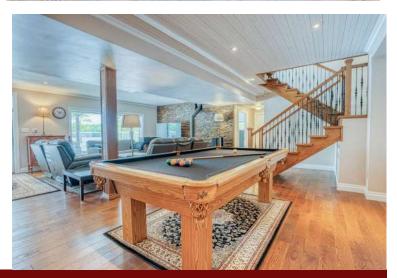




#### **Features**

- Custom Designed Viceroy Home built in 2009
- Beautiful kitchen with built in appliances and large island
- · High vaulted ceilings with timber accents
- Large windows and bright interior
- 3 car oversized attached garage with storage loft
- Upper level primary suite
- 9 foot ICF lower level with walk-out
- Oversized lower level bedrooms for guests
- Inground heated salt water pool
- Large patio place for entertaining
- Geo Thermal Heat pump heating and cooling
- Wood fireplace in main level and Wood stove on lower level
- Easy access to waters edge with newer dock
- 7 + acres for privacy
- Private laneway from township hard surface road





4202 Road 38, Sharbot Lake, Info@LakeDistrict www.LakeDistrict

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### The Lake

Bobs Lake is one of the largest inland lakes in Eastern Ontario with approximately 400 miles of shoreline, numerous bays and many islands. It is also part of the Tay River System, shoreline levels do fluctuate towards the end of the summer season. The Lake is populated with Small and Largemouth Bass, Northern Pike, Walleye and Lake Trout which appeals to North American fishermen. Facilities around the Lake include lodges, resorts, marinas and campgrounds. The landscape is typical of the Canadian Shield, rocky with many bare outcroppings. Access to Bobs Lake is via secondary highways; 50 minutes north of Kingston, 1½ hours from Ottawa and 3 hours from Toronto.

Satellite Image









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