



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

Luxurious
Lakefront Home

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



Joel@LakeDistrictRealty.com
MLS® 404248

HEATING	FLOORING	SEPTIC	WATER	TAXES	USAGE
Gas Furnace and Woodstove	Hardboard	In-ground	Hard Well	0.23%	4 Seasons
AGE	BATHS	WATER FRONT	LOT SIZE	FINISH	SURVEY
14 years	Fully Finished	483.9	Sq. Feet	Sqft	Available

Bobs Lake, 855 Crow Lake Road, Maberly Ontario is a home to call home. This is a magnificent and luxurious built lakefront home sitting on a beautiful waterfront with a private shoreline. This is truly a special place located on the largest inland lake in Ontario. This home has been so well thought out with all the principal rooms taking in the unspoiled southern view of the lake; beautiful high vaulted ceilings, cozy wood fireplace, finished lower level with walk out. This is a place the whole family can enjoy with 5 large bedrooms, large sleeping and 4 bathrooms. The lower level is the perfect spot for guests to enjoy with two large bedrooms, bathroom, sitting area with fireplace, games area, and walkout to a large patio which includes an inground heated, saltwater pool. Your guests will feel like they are at a resort. This home speaks of luxury from the geothermal heat source, 9 foot-9 inch ICF lower level, vaulted ceilings to a large attached oversized garage. The private laneway is directly off a municipal highway. Just 15 minutes to the village of Sharbot Lake, 20 minutes to the village of St. Catharines, 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.

ROOMS & SIZES

Kitchen	19.4 X 17.10
Dining	19.4 X 13.4
Living	12.3 X 13.9
Living	17.10 X 14.8
Laundry	20.4 X 12.4
Bedroom	17 X 12
Bedroom	12 X 14.9
4PC Bath	6.3 X 9.9
3PC Bath	9.6 X 7.2
MasterBed	18.7 X 14.4
EnsuiteBath	8.10 X 12.11
Sitting	26.11 X 14.8
GamesRoom	26.11 X 16
Bedroom	18.7 X 14.8
Bedroom	21.6 X 21.6
3PC Bath	7.2 X 10.5

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™
SALESPERSON	Joel Gray 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

- 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



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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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