



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

Fantastic Waterfront Home

Bobs Lake
195 Riders Lane,
Tichborne
\$1,100,000.00



Joel@LakeDistrictRealty.com
MLS® 4011777

Table with 6 columns: HEATING, EXTERIOR, SEPTIC, WATER, FIXES, USAGE. Row 1: Forced air, Wood, Installed, Well, 14/20, 4 Season.

Welcome to 195 Riders Lane, a beautiful waterfront home sitting on a fantastic lot with expansive views of Bobs Lake. From the home you have level access to deep water and a point of beautiful natural sand beach. The home was built 24 years ago and features a large principal room, vaulted ceiling, eat-in kitchen, main floor, primary bedroom and laundry, finished basement with walkout and large main level deck for entertaining. In addition, there is a 16 x 16 bunkie for guests and an expansive 36 x 30 detached garage for the hobbyist. Loads of equipment have been put into this property over the years and shows true pride of ownership. Easy road access to the property, and in an area of other year-round waterfront homes. 20 minutes to village of Verona for all your needs or 5 minutes to the city of Kingston. Bobs lake is the largest inland lake in the Frontenacs, offers miles of boating and fishing pleasure, a demanded lake in the Frontenacs.

ROOMS & SIZES

Table with 2 columns: Room Name, Size. Rows include Living (19.0 X 23.0), Kitchen/Dining (14.3 X 17.3), Master Bed (13.6 X 18.7), E. Suite Bath (6.8 X 9.0), 2PC Bath (6.0 X 5.9), Bedroom (9.4 X 16.0), Bedroom (9.4 X 16.0), Sitting (37.7 X 15.0), 3PC Bath (7.3 X 7.3), Storage (11.9 X 10.9).

Table with 2 columns: Field Name, Value. Fields include DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON, 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

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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