



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

Family Escape

Hungry Lake,
2315D Hungry Bay Road,
Arden
\$629,000.00

Annette@LakeDistrictRealty.com
MLS® 4012



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Wood Stove	Vinyl Siding	insulated	intake	91/2	3 Seas
AGE	BASEMENT	WATER FRONT	SIZE	SQ FT	SURVEY
22yrs	None	380ft	acres	1762sqft	Available

Are you looking for a beautiful waterfront, fishing, swimming, and a cottage large enough for the extended family? This is a big comfortable one. Located on Hungry Lake which is a quiet, scenic 3-mile-long lake surrounded by Crown Land with only a few cottages. It features many beautiful abundant fishery of bass, snuke, and trout. Beautiful boat-accessible sand beach suitable for small children. Crown Land cottage across to Mink Lake and many small creeks and trails to explore on foot and on skis. The property is very private and includes 0.5 wooded acres adjacent to Crown land with 380' of west-facing weed-free waterfront. The cottage is enhanced by 2 docks and a large expanse of deck space. On one side of the property is a boat launch with a pier. The property has been registered as managed forest and the registration has been renewed for the next 10 years providing a significant reduction in taxes. The cottage sits on an elevated ridge, with a large deck. It has been insulated for energy efficiency and is open concept design with wood stove in the middle. It comes with 5 bedrooms upstairs and a sunroom that was added in 2013. Lake intake water, full septic system, propane appliances and lighting. Generator power operates electricity for fans, electric lights and small appliances. This is a property not to be missed!

ROOMS & SIZES	
Kitchen	12.9 X 8.5
Breakfast Room	10.6 X 10.11
Dining	10.9 X 14.9
Living	21.10 X 14.6
2PC Bath	10.9 X 4.0
Sunroom	17.11 X 14.4
Bedroom	8.10 X 7.6
Bedroom	8.10 X 7.6
Bedroom	9.8 X 6.2
Bedroom	9.8 X 6.8
Bedroom	9.8 X 6.2
Loft	11.7 X 13.7

DIRECTIONS From Kingston Road 38 to Hwy 7 west to Henderson Rd. Turn right onto Henderson Rd 2.6 km then turn right onto Hungry Bay Rd 6.5 km cross bridge at Hungry Lake Lodge. Follow road through Hungry Lake lodge to steel gate. Lockbox on gate. Follow private road to 2315D Hungry Bay Rd

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PT LT 26-27 CON 2 OLDEN PTS 6,15,16, 13R13177; S/T & T/W FR757004; CENTRAL FRONTENAC

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

- Home is wired for electricity. Currently powered by generator. Some lights, stove and refrigerator are powered by propane.
- Personal watercraft and smaller fishing boats can be launched at the property at the secondary dock. Seller has also launched their 22 foot pontoon boat at the property.
- Large dock and deck on the northwestern exposure of the lake front. Great swimming with depths of 14-16' at end of dock.
- Cell service is available at the cottage.
- Water supply is a seasonal Lake intake system. Water is pumped by generator from the lake and up the hill to the cistern where it is stored and then gravity fed into the cottage. Gravity feed will run faucets and flush toilet in cottage.
- Bathroom has toilet and sink, medicine cabinet and cupboards for towels and other essentials. There is room for a shower and water heater to be installed if desired.
- Fully equipped kitchen has propane range with oven, newer propane fridge with freezer, plenty of cupboards and counter space with double sink. Two large tables provide lots of room for dining.
- This property is qualified and classified as Managed Forest which results in a significant tax deduction annually. Application has been submitted 2023 for 10 year renewal of classification.



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The Lake

Hungry Lake is a quiet lake that is predominantly surrounded by Crown Land with vast amounts of nature trails and beautiful scenery. It is renowned for its excellent fishing for Largemouth and Smallmouth Bass, Pike, Lake Trout and Splake, also providing for excellent ice fishing, a fisherman's paradise. For the adventurous fisherman, a 10 minute portage along well-marked trails will take you to superb fishing at Mink Lake or Rock Lake. Hungry Lake is nearly 5 km long and 1 ½ km wide. Hungry Lake is located approximately 1.5 hours from Ottawa and 1 hour from Kingston.

Satellite Image



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