



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

Cute Off-grid
Cottage

Penyck Lake,
1025 N Penyck Lake Lane,
Sharbot Lake
\$299,000.00



Annette@LakeDistrictRealty.com
MLS® 40162

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Propane Stove	Wood	Installed	Intake	74/2	3 Season
AGE	BASEMENT	INTERIOR	SIZE	SQ FT	SURVEY
Unknown	Partially Finished	174ft	es	633sqft	Available

Cute off-grid 2 bedroom cottage situated on 9 acres on Penyck Lake. Inside, the cottage has been redone with wood paneling and good quality bedrooms located on the upper level with a 3 pc. bathroom and living room with double doors and additional sleeping space. The upper-level kitchen is equipped with full-size propane fridge and stove/range. Second bedroom and recreation area with propane stove are located in the lower level. Cottage is powered by a generator and has a septic system and lake-intake water. 2 additional large sheds with steel roofs could be transformed into additional sleeping/ bunkie areas or maintained as storage. Level area at the cottage with a fire pit. A path leads down to the waterfront dock. Penyck Lake is a small lake offering personal watercraft enjoyment, fishing & swim rafting. Close to shore of the lake. A quiet retreat that you can call your new relaxation destination. Only minutes from the village of Sharbot Lake where you will find the cutest cafes, restaurants, bank, pharmacy, gas stations, and beer and liquor stores.

ROOMS & SIZES

Kitchen	7.5 X 7.4
Dining	11.10 X 15.8
Living	7.1 X 7.11
3/4 Bath	7.1 X 7.5
Bedroom	11.6 X 7.4
Bedroom	7.1 X 15.9
Living	13.2 X 22.5
Storage	6.0 X 7.4

DIRECTIONS From Kingston north on Rd 38 towards Sharbot Lake, turn left onto Hwy 7 travel 1.2 kms, turn right onto Road 509 for 6.9 km, turn left onto Penyck Lake Lane Stay right to 1025 N Penyck Lake Ln.

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PT E 1/2 LT 26 CON 2 OSO PT 13, R85; T/W FR751754; CENTRAL FRONTENAC

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

- Property is off grid and powered by gas generator. Wired for electricity, with hot water tank. Generator powers the entire cottage.
- Honda Generator EM5000SX. Has remote start to start in cottage as well as turn key start at machine.
- Full size propane fridge purchased a few years ago, propane stove/range and BBQ all included.
- Cell service available at cottage, spotty on 509.
- Internet would be provided via cell service, satellite or Starlink.
- Lake intake. Seasonal
- Septic full tile bed. Has not been pumped recently. Single person usage for 14-16 weeks per year.
- Metal roof installed 2019 on cottage and sheds.
- Private lane with deeded right of way.
- Heated with a propane stove located in the basement.
- 174ft of shoreline. Shallow, natural waterfront with soft bottom. Shared swim raft located in middle of lake.
- Two 12x24 sheds with steel roof. Can be used for ample storage of toys or items. Can easily be converted and finished for bunksies.



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The Lake

Penyck Lake is approximately 95 acres in size and is a small lake suitable for canoeing, kayaking and fishing. The waterfront is soft and shallow out into deeper water. A shared floating raft is located in the middle of the lake which is ideal for swimming. The lake is tranquil and a very pleasant setting in mature, private woods.



Satellite Image



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