



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

Hidden Gem

Grindstone Lake
2265 Grindstone Lake Road,
Plevna

\$799,000.00

Joel@LakeDistrictRealty.com

MLS® 404429



Table with 6 columns: HEATING, EXTERIOR, SEPTIC, WATER, ROSES, USAGE; AGE, BASEMENT, DECK, CLOSET, SIZE, S, FO, SURVEY. Includes details like Propane, Wood, Installed, Intake, 54/20, 4 Season, Years, Unfinished, 220ft, 2236sqft, Available.

Grindstone Lake, Plevna is a beautiful area on a double lot leading down to terrific swimming in this gravel beach. The crown of the lake is held by the crown, keeping this lake a real hidden gem that is not over populated with cottages. Situated on a wide double lot creates a nice setting and the feeling of space. This cottage has been nicely finished with an "at the cottage" feel, high ceiling, loft for extra sleeping, propane furnace, woodstove and a full unspoiled basement with walkout. Enjoy southern views across the lake while sitting on the deck or under the covered carport. Large 20x32 detached garage/workshop is a nice added bonus. Just a few minutes to the village of Plevna you will find necessary amenities like grocery, gas, restaurant, liquor and beer. The Montserrat area is an area of that is a true natural setting where you can enjoy the crown lakes in the area, hiking, snowmobiling or atv'ing experiences. The area is a true escape from the city hustle and bustle. A place to come and unplug.

ROOMS & SIZES table listing Kitchen (12.9 X 11.5), Dining (9.1 X 9.1), Living (12.9 X 16.4), 4 PC Bath (12.4 X 4.10), Bedroom (12.4 X 10.9), Bedroom (12.4 X 10.1), Bedroom (8.4 X 8.3), Loft (13.9 X 27.2), Basement (25.1 X 37.2).

Table with 2 columns: Field Name and Description. Fields include DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON. Includes details like 'Head North on Road 38...', 'Contact Brokerage for Full List.', 'MILLER CON 12, PART LOT 6...', 'Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™', '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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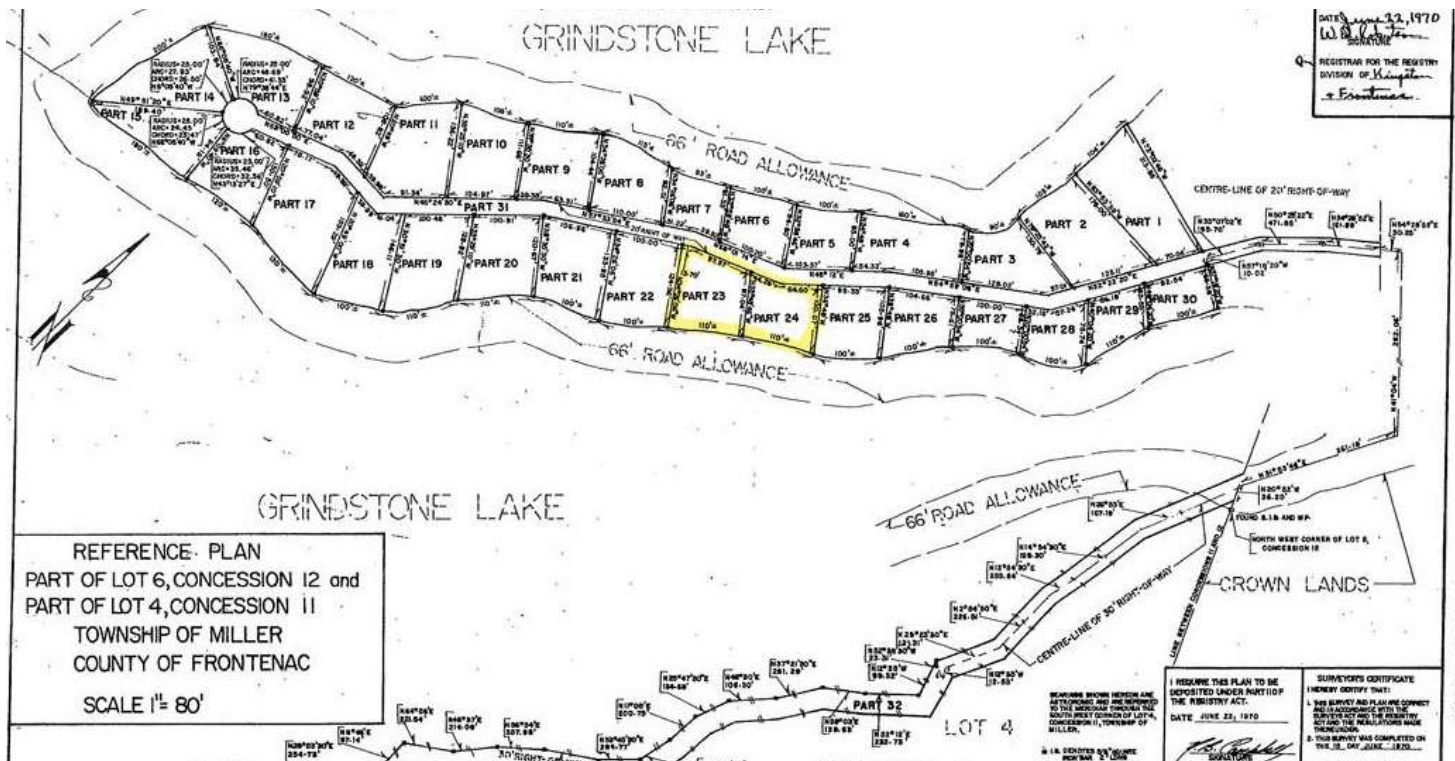
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The Lake

Grindstone Lake is located north of Plevna, ON near thousands of acres of Crown Land. This pristine, low density lake offers great boating with Splake and Bass fishing. The northern end still remains all Crown Land; a very quiet and peaceful setting. Excellent swimming with sand bottom shorelines.



Survey



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