



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 Cottage



Sharbot Lake,

1011 Timber Lane, Sharbot Lake

\$495,000.00

Annette@LakeDistrictRealty.com

MLS® 4047041

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Gas & Baseboard	Vinyl Siding	Installed	Drilled Well	\$5,687	3 Seasons
AGE	FOUNDATION	WATER	SIZE	FOOT	SURVEY
60yrs	Crawl space	110	acres	sqft	Boundary Only

SALE

Welcome to 1011 Timber Lane on a beautiful wooded lot in the town of Sharbot Lake. This spacious 3 season cottage will be a great getaway for your family and friends. You will find ample space with 4 bedrooms and 2 bathrooms on an open second floor, kitchen, living, and dining room. Decks overlooking the waterfront are accessible from the living area and a bedroom on the main level and a lovely Juliet balcony on the upper level. A grand entry, hard sand bottom beach is perfect for your children and was lovingly enjoyed by the family for many years. The backyard has ample space for kids to play or family games. With the inclusion of the dock, canoe, and aluminum boat you are ready to start your lake adventures and enjoy the great fishing that Sharbot Lake has to offer. A full septic system, well, electric baseboard heat, and a wood fireplace are all included in the mechanical aspects of the cottage. A small shed was once used as a bunkhouse, can be converted again for extra sleeping space or kept as a workshop. Timber Lane is a maintained road with shared costs to the property owners that use it year-round. Located 5 minutes from the village of Sharbot Lake, you will find the cutest café, great restaurants, grocery, bank, pharmacy, gas stations, and beer and liquor stores.

ROOMS & SIZES	
Dining	16.5 X 9.4
Living	16.7 X 11.4
Kitchen	9.1 X 12.10
Bath	9.0 X 10.8
4PC Bath	6.9 X 8.6
Bedroom	15.0 X 9.6
Bedroom	10.7 X 7.6
3PC Bath	6.0 X 11.5
Bedroom	11.8 X 7.6
Bedroom	14.11 X 9.7

DIRECTIONS	From Kingston take road 38 north to Sharbot Lake, turn left on Hwy 7 go (3.1kms) to Burney Point Rd, to Timber Ln (1.0 km)
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	PT LT 15 CON 11 OLDEN AS IN FR631739; FR725759; 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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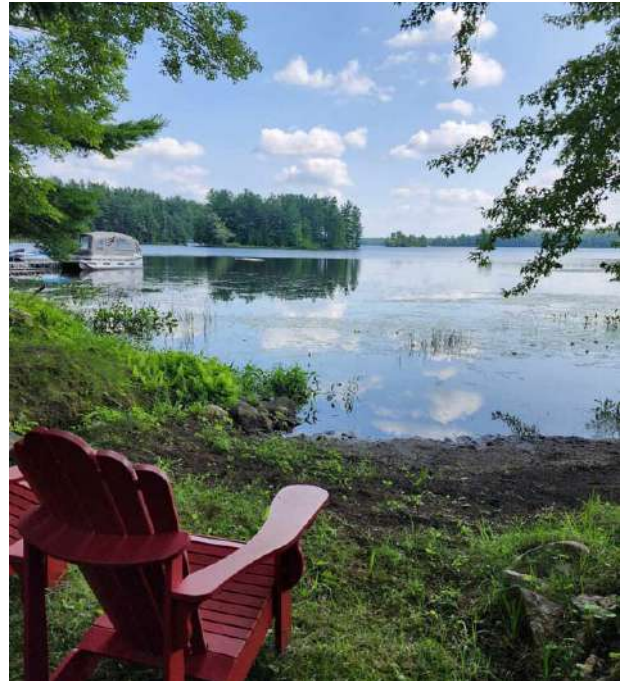
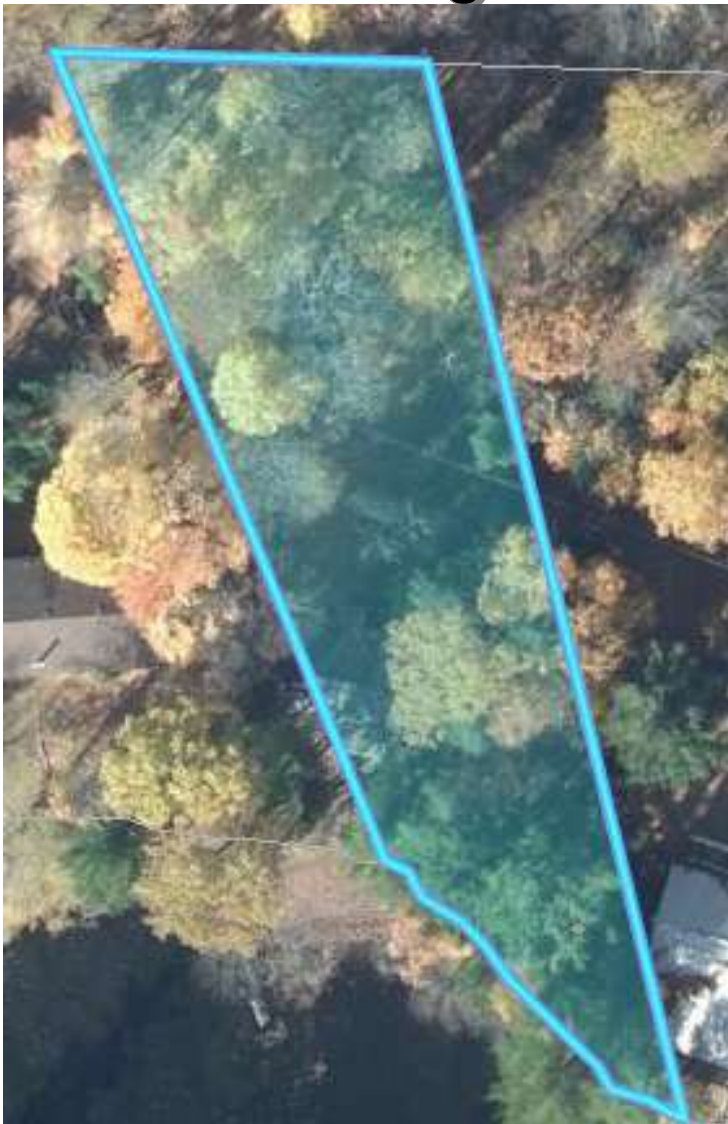
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The Lake

Sharbot Lake is the second largest water body in Central Frontenac. The lake is divided into 2 basins east and west. There are depths of approx. 100 feet, 99 islands and endless hours of exploring along the Crown Land shores. Sharbot Lake supports Lake Trout which requires deep, clean waterfront for survival. Truly a grand lake that offers endless aquatic enjoyment. Sharbot Lake is a fully serviced, rural community located in the Land O' Lakes Tourist District. This waterfront community is an excellent location for young families, recreation, or retirement. The Land O' Lake's area is part of the Canadian Shield with thousands of wonderful freshwater lakes. Proximity to major centers – 3.5 hours to Toronto, 1 hour to Kingston, 1.5 hours to Ottawa and 30 minutes to Perth.

Satellite Image



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