



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

Cabin in the Woods

1705 Brewer Road,
Sharbot Lake
\$299,000.00



Chris@LakeDistrictRealty.com
MLS® 40459

HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Gasstove	Log	Compost	Line	06/2	3 Season
AGE	BASEMENT	WATER FRONT	SIZE	SQ FT	SURVEY
16yrs	Crawl Space	N/A	res	608sqft	Unknown

Welcome to 1705 Brewer Road, Sharbot Lake. Come discover this beautiful log cottage in the woods sitting on a beautiful lot with excellent privacy. The building offers 1 large bedroom, spacious living and dining room, a kitchen and partial bathroom. The interior is beautifully finished top to bottom in Pine giving you that warm cottage feel that adds to the enjoyment. The building is not serviced with septic, water or hydro but would be a great project for someone to finish off for a potential year-round cottage getaway. Access to the property is year-round by township road and can also be accessed on the South end of the TransCanada Trail. From your back door, you can enjoy year-round activities with your ATV, snowmobile or just a casual walk down the trail. The town of Sharbot Lake is a quick 5-minute drive from the property which offers new upcoming restaurants, a cafe, grocery store, public beach, a boat launch and all your needs for year-round living.

ROOMS & SIZES	
Kitchen	15 X 7.1
Dining	14.4 X 7.1
Living	16.8 X 16.4
Bedroom	12.3 X 15.11
1PC Bath	5 X 5

DIRECTIONS	North on Hwy 38, left on Brewer Road, turn left onto TransCanada Recreational Trail, look for sign on the right.
INCLUSIONS	Contact Brokerage for Full List.
EXCLUSIONS	Contact Brokerage for Full List.
LEGAL DESCRIPTION	North on Hwy 38, left on Brewer Road, turn left onto K&P Recreational Trail, look for sign on the right.
LISTING BROKERAGE	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
SALESPERSON	Chris Pimienta-Johnson 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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Satellite Image



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