			P Ict Realt BROKERAGE	y www.Lai	eDistrictRealty.com keDistrictRealty.com 613-279-2108
THE WAT	IEKFKU	JNI CC	JMPAN Y	PRES	ENIS
Rural Re					
1268 Hughes R	oad Arden				
•	-			All shares and shares	
\$549,00	0.00				ePse l
Annette@LakeDist MLS® 404	65540				
		SEPTIC	ATER	AXE	USA
–Oil Vi	inyl Siding	ins	d Well	1.07/24	4 Seas
AGE B	NT V	TER F	SIZE	E FO	SURVE
24yrs Parti	ially Finished	N/A	cres	59	Available
Surr d by a lush fo	fruit trees, and				S & SIZES
home fect for a space boasts ing views of L	rural to S		ess us and the style Bur of minimum and wood trees in	- Alten	13.11 X 13.2
summer thin walking dis.	n. Clea	Julic Beating nd bo	at launch, you can enjoy gre	at Livir	
swimming the pring, and boating. O a large group om with vauled cei			ll find an open kitchen/dining Three main-floor bedroom		
	nain-levelundry. The p	primary bedroom beco	omes your en a priver a last	an Bedroom	13.9 X 9.4
ensuite backer on and private dining roon. The partially finished,	joy outdoor enterta lower-level walk-out wa	aining and dining with	and an and a deck	dows in 4PC Bath	9.11 X 10.3 9.8 X 4.11
<u> </u>		the second se	unit or used as additional l	Sitting	21.1 X 23.7 13.8 X 11.3
	ower-level bathroo ardens in the		torage space with shelving for A large carport provides cov	or <b>Office</b>	9.5 X 7.9
parking, or prote non for your ter			ated in the rear. Enjoy frienc		19.3 X 9.6 14.0 X 15.6
family and relax on the property is currently being up on as		•	nd natural green space. The		
imported Mongolian yurts are neg					

imported Mongolian yurts are negotiable (Ask listing agent for further details) This property was lovingly developed to enhance and appreciate the healing and restorative offerings of nature.

DIRECTIONS	From Kingston head north on Road 38, left onto Wagarville Rd in Parham, turn right on Long Lake Road, Grove, turn left onto Hwy 7/Trans-Canada Hwy, turn left onto Hughes Rd	continue to Mountain
INCLUSIONS	Contact Brokerage for Full List.	
EXCLUSIONS	Contact Brokerage for Full List.	
LEGAL DESCRIPTION	PT LT 17, CON 10 KENNEBEC PT 1, 13R9800; 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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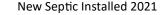






## **Features**

- 3 Bedrooms all with walk-in closet on main level, additional lower level bedroom.
- Primary bedroom with ensuite and private deck
- 2 bathrooms
- Walkout basement with large windows providing amazing natural lighting
- Views of Big Clear Lake Fall to Spring
- Large Carport with workshop
- Lower-level walk-out with family room, additional bedroom, office, and large storage room.
- Walking distance to Big Clear Lake Public Beach and boat launch (.5km)
- Hand-crafted and imported Mongolian yurts (negotiable) for guests, studio or income
- Young orchard of apple, cherry and plum trees
- Medicine plants: plantain, chamomile, angelica, mullein, motherwort, wormwood, wild rose, mugwort, comfrey, catnip, lemon balm, blue cohosh, false Solomon seal
  New Sentie Installed 2021







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## **Satellite Image**



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