



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

Rural Retreat

1268 Hughes Road, Arden
\$549,000.00

Annette@LakeDistrictRealty.com
MLS® 40465540



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Oil	Vinyl Siding	ins	d Well	07/20	4 Seas
AGE	BASEMENT	WATER FRONT	SIZE	FLOOR	SURVEY
24yrs	Partially Finished	N/A	acres	sq	Available

SOLD

Surrounded by a lush forest of fruit trees, and a perennially situated stream, this property is the perfect home for a spa retreat, rural getaway, or personal business use. This 1.5-acre, 2-level Style Bungalow boasts stunning views of the water and surrounding forest. Located on a quiet road, this property is a summer retreat within walking distance to a public beach and boat launch, you can enjoy great swimming, fishing, and boating. On the main floor of this beautiful home, you will find an open kitchen/dining room, a large great room with vaulted ceilings, and large windows to enhance your view. Three main-floor bedrooms, walk-in closets, 2 bathrooms, and main-level laundry. The primary bedroom becomes your own private oasis with an ensuite bathroom and private deck. Enjoy outdoor entertaining and dining with a conveniently located deck off the dining room. The partially finished, lower-level walk-out was built with natural stone and finished with large windows in the family room, bedroom, and office. This space can be converted into a separate unit or used as additional living space, currently finished in for a lower-level bathroom. The property also features a large amount of storage space with shelving for storage or the best from your gardens in the attached greenhouses. A large carport provides covered parking, or protection for your toys, boats, and additional workshop located in the rear. Enjoy friends and family and relax in the beautiful outdoor space surrounded by mature trees and natural green space. The property is currently being used as a yoga studio/retreat and natural wellness center, the beautiful hand-crafted and 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.

ROOMS & SIZES	
Kitchen	13.11 X 13.2
Dining	13.11 X 9.11
Living	27 X 20.2
Master Bed	13.9 X 11.0
Ensuite	8.5 X 5.1
Bedroom	13.9 X 9.4
Bedroom	9.11 X 10.3
4PC Bath	9.8 X 4.11
Sitting	21.1 X 23.7
Bedroom	13.8 X 11.3
Office	9.5 X 7.9
Storage	19.3 X 9.6
Storage	14.0 X 15.6

DIRECTIONS	From Kingston head north on Road 38, left onto Wagarville Rd in Parham, turn right on Long Lake Road, continue to Mountain Grove, turn left onto Hwy 7/Trans-Canada Hwy, turn left onto Hughes Rd
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 Septic Installed 2021



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LDR
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Satellite Image



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