



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

Serenity on  
Salmon River

Salmon River

3849 & 3873 Arden Road,  
Arden

\$125,000.00



Chris@LakeDistrictRealty.com  
MLS® 404073

LOT	TAXES	WATER FRONTAGE	ZONING	SERVICES	SURVEY
0.99 Acres	\$844.41/2023	125	Residential	Al Road	On File
<p><b>SOLD</b></p> <p>come to 3849 &amp; 3873 Arden Road! Come discover a great opportunity at this 1-acre waterfront property on the beautiful Salmon River. This property offers over 200 feet of waterfrontage on paved townships roads with easy access to several level areas, potential building sites and parking. The property is on one parcel but contains two lots. Address #3873 has a gravelled driveway leading up a great level spot for a potential building site and #3849 which is located just down the road offers two small buildings which are in need of some TLC. The access to the waterfront is steep in certain areas but there is a gentle path on the West end of the property which will bring you down to good clean, rocky waterfront. No services are currently available at this location, but it would be a great spot for a recreational getaway or potential home. Basic amenities are located in the town of Arden which is only a short drive away. For more services you can travel into the town of Sharbot Lake or Tamworth to find restaurants, cafes, grocery stores and so much more!</p>					
<b>DIRECTIONS</b>	Head North on Road 38, left onto Hwy 7, left on Arden Road to #3873				
<b>INCLUSIONS</b>	Contact Brokerage for Full List.				
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.				
<b>LEGAL DESCRIPTION</b>	PT LT 4 CON 4 KENNEBEC PT 1, 13R2578 EXCEPT PT 1, 13R3827 & PT 1, 13R4073; CENTRAL FRONTENAC				
<b>LISTING</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™				
<b>SALESPERSON</b>	Chris Pimienta-Johnson				<b>SB COMM 2%</b>

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.



The **Salmon River** flows 135 kilometres (84 mi) south from about 200 metres south of Mazinaw Lake into Kennebec Lake near the community of Arden, in the township of Central Frontenac, through a chain of small lakes and through part of Lennox and Addington County to the Bay of Quinte on Lake Ontario near the community of Shannonville, part of Tyendinaga, Hastings County. The river offers plenty of freshwater species including three varieties of Salmon, Steelhead, Trout and a range of Bass. Arden, ON is conveniently located only 20 minutes to the Village of Sharbot Lake for all your shopping requirements.



## Satellite Image

