



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

Stunning Family Cottage

Big Gull Lake,
1021 Pine Point Way,
Clarendon Station
\$799,000.00



Annette@LakeDistrictRealty.com
MLS® A101301

Table with 6 columns: HEATING, EXTERIOR, SEPTIC, WATER, TAXES, USA. Rows include details like propane, hardboard, installed, intake, 98/20, 3 Seas, AGE, BASEMENT, WATER FRONT, SIZE, SQUARE FOOTAGE, SURVEY.

SOLO

Big Gull Lake: Have you ever searched for the perfect family cottage? This 3 bedroom, 1 bathroom, 3 season cottage is the one you've been looking for! Big Gull Lake is waiting for you! Custom built in 2016, you will appreciate the attention to detail of this beautiful cottage. Built to enjoy life to the fullest with a large screened in porch as well as a south facing open deck and lower-level shaded patio area. Enjoy your morning coffee lakeside while watching the boats on the lake from the dock or the deck. Big Gull Lake is a deep clean lake known for excellent fishing, swimming, boating and exploring. Designed to embrace the joys of cottage life your days will include relaxing in the hammock, swimming in the dock, family games in the yard, evenings in the screened porch and finishing up with a bon fire and smores. Currently a 3-season cottage that is easily transformed into a year round lakeside home. Located 10 Minutes to Plevna or 20 minutes to Clarendon Station where you will find amenities such as grocery, beer, liquor and hardware stores as well as restaurants and gas stations.

ROOMS & SIZES

Table listing rooms and sizes: Living (18.7 X 23.5), Dining (8.10 X 19.1), Kitchen (10.11 X 19.1), Bath (11.1 X 7.2), Screened Porch (11.2 X 11.1), Bedroom (10.1 X 10.9), Bedroom (10.1 X 10.5), Bedroom (12.3 X 11.9), Basement (43.2 X 33.3)

DIRECTIONS From Kingston head north on Rd. 38, At Sharbot Lake Turn left onto Hwy 7 1.2 km, turn right

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION CLARENDON SW RANGE PT LOT 8 PT RD ALLOW RP 13R17863 PARTS 2 TO8 BIG GULL LAKE

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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The Lake

Big Gull Lake, also known as Clarendon Lake is located northwest of the village of Sharbot Lake. Big Gull is approximately 13 miles long with many inlets and islands to explore. The lake is accessed via secondary roads off Hwy 7. The land surrounding Big Gull is $\frac{3}{4}$ Crown Land and is one of the most sought after lakes in the Land O' Lakes region; fish for small and largemouth bass, northern pike and walleye. There are a number of public launch areas, lodges and cottages around the lake and for the adventurer, there are a number of Crown Land campsites. Big Gull Lake is about 1 hour northeast of Kingston.



Satellite Image



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