



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

Quality Finished  
Country Home

1024 Northview Lane,  
Sharbot Lake  
\$549,000.00

Joel@LakeDistrictRealty.com  
MLS® 40527



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USA
Forced Air—Oil	Vinyl Siding	Installed	Drilled Well	\$412	4 Seasons
AGE	FOUNDATION	WATER	SIZE	FOOT	SURVEY
15-50 years	Full—Partially Finish	None	Acres	2530sqft	Boundary

Welcome to 1024 Northview Lane, Sharbot Lake. Quality finished 3-bedroom country home sitting on a beautiful property. Great privacy at this home, nicely landscaped property that fronts on a quiet, private lane and a recreation trail for anyone who enjoys hiking, cycling, ATVing, cross country skiing or snowmobiling. Located just minutes from the full-service village of Sharbot Lake where you will find a public beach and boat launches. This home has quality finishes throughout with many custom touches. Nice open concept flow from Kitchen to Dining to Living area. Finished rec room on lower level with walkout garden door. Opportunity to sever this property and create a vacant lot. Great central location in the Frontenacs.

**ROOMS & SIZES**

Foyer	6.7 X 3.4
Kitchen	14.1 X 11.10
Dining	14.9 X 12.11
Living	17.1 X 23.1
4PC Bath	9.8 X 5.5
Bedroom	12.0 X 15.0
Bedroom	12.7 X 9.3
Bedroom	15.11 X 22.4
Bedroom	16.8 X 10.8
2PC Bath	5.8 X 7.6
Laundry	18.10 X 7.10
Utility	11.11 X 27.1

<b>DIRECTIONS</b>	Road 38 North, left on Brewer Road, right on Northview Lane.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PT LT 11 CON 11 OLDEN PT 1 13R2686, EXCEPT PT 1 13R9620; T/W FR624372; CENTRAL FRONTENAC
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Joel Gray <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.



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# Satellite Image

