



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

Private Year-Round Getaway

Twin Lake
24903D Highway 7
\$699,000.00

Chris@LakeDistrictRealty.com
MLS® 40496060



Table with 6 columns: HEATING, EXTERIOR, SEPTIC, WATER, TAXES, USA. Includes details like Wood Siding/Log, Full-Finished, and 16yrs.

Large red 'SOLD' watermark across the center of the page.

Welcome to 24903-D... a beautiful private and beautiful Twin Lake! The traditional log home provides a warm and cozy stage interior. Spend the day working from home or just relaxing and sitting in your spacious living room with a view of the lake and the beautiful nature. The cottage style kitchen is a great spot to enjoy cooking meals and entertaining friends and family. Enjoy the evening sunset on the large screened in porch or wrap around deck listening to the sounds of the birds. The main level offers 2 bedrooms with plenty of space for guests and a full bathroom. The fully finished basement has a large rec room that can be used for games as well as an additional bedroom. Plenty of space for storage to meet all your needs. The building is powered by a solar power system with a backup wind generator. The property offers 8.84 acres with excellent privacy and plenty of land to enjoy and explore. Down by the water you'll find an additional 12 x 4 bunkie that can be used for guests or storage. The waterfront is clean, deep, and great for swimming. Sharbot Lake is home to only a small group of property owners, giving you a peaceful place to enjoy cottage life at its best. The town of Sharbot Lake is only a short drive away which offers entertainment throughout the year, restaurants, cafes, grocery stores and everything you need for year-round living and comfort.

ROOMS & SIZES

Table listing rooms and sizes: Foyer (12.11 X 14.5), Living (17.9 X 6.11), Study/Den (17.9 X 7.9), Kitchen (17.1 X 8.6), Dining (17.1 X 8.3), 2PC Bath (6.6 X 7.8), Bedroom (17.1 X 17.0), 4PC Bath (5.10 X 8.4), Bedroom (18.5 X 11.6), GamesRoom (17.1 X 11.1), Bedroom (17.1 X 15.8), Workshop (16.5 X 15.10), Storage (6.6 X 7.2)

Table with 2 columns: Field Name and Value. Includes DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON, and 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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**LDR**  
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### The Lake

Twin Lake is a smaller private lake with no public access and borders the K&P trail on the east. Only 5 minutes to the village of Sharbot Lake where you will find all of the amenities you require, bank, pharmacy, grocery, liquor and beer stores, hardware and restaurants. Located 30 minutes to Perth, one hour and 20 minutes to Ottawa, one hour to Kingston and 3 hours to Toronto.



## Satellite Image

