



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

Country Bungalow
with In-Law Suite

13748 Road 38, Sharbot Lake
\$429,900.00

Joel@LakeDistrictRealty.com
MLS® 40527



Table with 7 columns: HEADINGS, EXTERIOR, SEPTIC, WATER, ROSES, USAG, AGE, BASEMENT, WATER FRONT, SIZE, S, FO, SURVEY

Welcome to 13748 Road 38, Sharbot Lake. Fully finished elevated bungalow with full finished in-law suite. Great property for first time home buyer wanting something new from their home, investor looking for income property or easily converted to combined space for a family's needs. 1950 finished square footage on combined upper level and lower level. Close to the full-service village of Sharbot Lake where you find most essential needs. K to 12 school on the bus route. High speed internet available for the person who works from home. A great affordable opportunity for a change of pace and embrace country living.

ROOMS & SIZES table listing Kitchen/Dining, Living, Bedroom, Living/Dining, Office, 4PC Bath with dimensions.

Table with 2 columns: FIELD NAME (DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON) and VALUE

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



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