



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

Off-Grid Cabin  
in the Woods

1980 Henderson Road,  
Arden  
\$258,000.00



Annette@LakeDistrictRealty.com  
MLS® 40547

HEADLINE	EXTERIOR	SEPTIC	WATER	FLOORS	USAGE
Wood stove	Log	None	Cistern	10/20	3-Season
AGE	FOUNDATION	CENTER FRONT	SIZE	SQ FT	SURVEY
12yrs	None	N/A	1000sqft	1000sqft	Boundary

Have you ever dreamed of your little cabin in the woods? This is to be close to the clean lakes offer a public beach and a water property this cute 3 season off grid cabin with 45 acres is the perfect getaway. Live in the rustle of the leaves while you are quietly enjoying a good read and a beverage in the enclosed porch, or venture through the woods to the creek that runs through the property. Easily accessible via main Township road, while being located far enough back and surrounded by trees to maintain privacy and quiet. This cabin has the larger bedroom currently with 4 bunk beds, bathroom with composting toilet and gravity flush from a small cistern for hand washing. New wood stove and ridge included. Relax and enjoy cool evenings by the woodstove. Outbuilding with a clean storage shed that could easily be transformed into a sleeping bunkie and an additional storage area for wood and outdoor tools. Hydro available on the road, 100-amp electrical service and a well could easily be connected. Furniture and most décor included. In addition to the beauty of the area you will find yourself less than 5 minutes to Kennebec Lake for Public Beach and a boat launch providing great fishing and swimming. Located 5 minutes to Arden where you will find a grocery and convenience store with pizza and chip truck, Legion and Community Centre. A 10-minute drive east and you will find the village of Sharbot Lake providing you with gas stations, beer and liquor stores, grocery, pharmacy, bank and restaurants.

ROOMS & SIZES

Room	Size
Enclosed Porch	9.11 X 16.4
Living Room	10.5 X 16.4
Kitchen/Dining	13.8 X 7.9
Bedroom	6.2 X 7.9
2PC Bath	

<b>DIRECTIONS</b>	From Sharbot Lake turn left on Hwy 7 (22.8kms) to Henderson Rd, Turn Rt onto Henderson Rd. Follow to 1980 on the right.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PT LT 25 CON 7 KENNEBEC PT 3, 4, 13R14087, S/T FR689948, T/W FR661951, CENTRAL FRONTENAC
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Annette Gray-Jackson <span style="float: right;">SB COMM 2%</span>

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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### Features

- Solar Powered but could easily be connected to Hydro which is available at the road.
- Bell internet is available
- Composting toilet and gravity fed water.
- Newer propane stove and refrigerator.
- Enclosed porch.
- Woodstove to keep you warm on those cool evenings.
- Large, clean storage shed can easily be converted into a bunkie for additional sleeping.



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# Satellite Image



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