



Countryside Hideaway

1208 Warrington Road,
Sharbot Lake

MLS® 40551744

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Welcome to 1208 Warrington Road, Sharbot Lake Ontario: if you are searching for your country home or cottage getaway, this is a fantastic property. Step into the beautifully maintained four season home with modern finishes, large front verandah, three season room and lovely screened in porch. You will not be disappointed with the beautifully renovated bathroom, and a bright and airy feel throughout this home. The detached oversized garage/workshop is a fantastic space for the hobbyist. This property backs onto hundreds of acres of Crown land, offering endless opportunities for hiking, ATV adventures or seasonal hunting. Another amazing feature is the inclusion of the shared use of a common waterfront lot on Sharbot Lake, where you can enjoy breathtaking sunsets and fantastic swimming just a short walk from the property. You can also launch your boat from this convenient location. Located just 10 minutes to the village of Sharbot Lake, 25 minutes to the Town of Perth, one hour to the West end of Ottawa or to Kingston makes this a fantastic location in the Frontenacs. Come live, work or play in this beautiful area. Township maintained road and high-speed internet.

\$659,000

List Price

1.87 ACRES

Shared Access to Waterfront lot on

SHARBOT LAKE

1637sqft



THE LAKE

Sharbot Lake is the second largest water body in Central Frontenac. The lake is divided into 2 basins east and west. There are depths of approx. 100 feet, 99 islands and endless hours of exploring along the Crown Land shores. Sharbot Lake supports Lake Trout which requires deep, clean waterfront for survival. Truly a grand lake that offers endless aquatic enjoyment. Sharbot Lake is a fully serviced, rural community located in the Land O' Lakes Tourist District. This waterfront community is an excellent location for young families, recreation, or retirement. The Land O' Lake's area is part of the Canadian Shield with thousands of wonderful freshwater lakes.

FEATURES

- The spacious detached garage/workshop is a dream spot for all you hobby enthusiasts out there!
- Ideal for first-time homeowners or retirees, featuring two bedrooms and one bathroom.
- There are many places to unwind: a spacious front verandah, a cozy three-season room, and a lovely screened-in porch.
- Another awesome perk is having access to a shared waterfront lot on Sharbot Lake, where you can soak in stunning sunsets and take a dip just a hop, skip, and jump away. Plus, you can easily set sail from this prime spot!

CONTACT DETAILS

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