



# Village Home

14247 Road 38,  
Sharbot Lake

MLS® 40556834

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Located in the heart of Sharbot Lake village and within walking distance to all that the village offers; Sharbot Lake Public Beach and playground, public boat launch, restaurants, grocery store, pharmacy and bank, library, medical center, dental office, and school! Making this property an ideal location for many different people and lifestyles. Thinking about downsizing for convenience and less maintenance? Interested in your first home or have a small family? Looking for an off-water cottage or rural getaway property close to a great beach and activities? Or work from home professional with high-speed internet and an easy 1-hour commute to either Kingston or Ottawa. This 3-bedroom, 1.5-bathroom home will be ideal offering a large living room/office area, great kitchen layout with ample storage and large upstairs bedrooms. On the main level is the newly renovated 2pc bathroom with main floor laundry and office workspace. You will also find a single car detached garage and workshop with heat and hydro, providing great storage and a perfect location for hobbies. Enjoy time in the enclosed front porch or outdoors on back deck overlooking the large back yard. Stairs lead down to the level back yard where you will find a fire pit and gardeners delight with established perennial and vegetable gardens. Mechanical aspects of the home include a propane forced air furnace, central air conditioning, generator hookup, and water filtration system.



\$439,900

*List Price*

0.45 ACRES

1402sqft



## FEATURES

- 3 Bedrooms, 1.5 Bathrooms
- Walking distance to local amenities
- Detached garage and workshop with heat and hydro
- Enclosed front porch
- Established perennial gardens
- Large backyard with fire pit

## CONTACT DETAILS

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