



# Downsizers Dream

1332 Sand Lake Road,  
Plevna

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Located on a lovely 1 acre lot with many outbuildings for storage and workshop this 2 bedroom 1000'ft home would make the perfect starter home, downsizing home or investment property. The large living room featuring a stone hearth and electric fireplace insert is cozy on those chilly evenings. Located minutes to beautiful Sand Lake public beach, and close to the village of Plevna that includes amenities such as LCBO, grocery, gas, restaurant, bakery and hardware store.



\$249,900

*List Price*

1.28 ACRE

1014sqft



## THE LAKE

Sand Lake, also known locally as Plevna Lake, is located in the Township of North Frontenac. Sand Lake is 1.8 miles long and .7 miles wide. Depths vary up to 75 feet. Sand Lake supports a warm water fishery, in particular Walleye, Northern Pike, Smallmouth Bass, Largemouth Bass, Yellow Perch and Lake Herring. A navigable channel leads into Shawenegog Lake. The Village of Plevna offers restaurant & fueling centre, full Freshmart grocery store, liquor and beer store. Medical services in Northbrook along with many other retail services. Enjoy the other thousands of Crown Land lakes near by with public boating and swimming access.

## FEATURES

- Imagine relaxing by the warm glow of the stone fireplace with an electric insert, creating a cozy ambiance that invites you to unwind and feel at home.
- For those with a creative spirit or a knack for handiwork, the outbuilding provides a spacious workshop area along with ample storage space for all your tools and projects. Whether you're into woodworking, painting, or crafting, this setup is sure to inspire your next masterpiece.
- When you're ready to venture out, the nearby Sand Lake public beach beckons with its sandy shores and sparkling waters, just a stone's throw away. This off-water cottage provides a peaceful retreat while still being within reach of the joys of lakeside living. Embrace the tranquility, soak in the natural beauty, and make lasting memories in this inviting haven.

## CONTACT DETAILS

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