



# Cottage Life

710 Sunset Shores Lane,  
Tichborne

MLS<sup>®</sup> 40639430

Joel@LakeDistrictRealty.com



Privately located in amongst the trees is this fantastic 4 season cottage on beautiful Green Bay of Bobs Lake. This lake is known for being the largest inland lake in the Frontenacs, offering miles of boating and fishing pleasures. At the water you will find clean deep swimmable shoreline, dive right in from the quality docking system. This lot features over 570 feet of waterfront keeping neighbours at a distance. Up the stairs and meander along the path you will find a quality cottage built in 2007, 3 plus 1-bedroom cottage featuring pine floors and vaulted ceilings. 2 full baths, walkout basement, heat pump for ac and heat, a woodstove for those chilly evenings, a large deck sitting you right in the trees. Drilled well and septic, the cottage gives you all the creature comforts of home. This is a fabulous place to escape the city and enjoy. Some neighbours do live in the area year-round which this property could lend itself too as well.

**\$729,900**

*List Price*

**2.3 Acres**

**570 FT**

*of Waterfrontage*

**1774sqft**

**4 Beds, 2 Baths**

**\$3452.26**

*2024 Taxes*



## THE LAKE

Bobs Lake is one of the largest inland lakes in Eastern Ontario with approximately 400 miles of shoreline, numerous bays and many islands. It is also part of the Tay River System, shoreline levels do fluctuate towards the end of the summer season. The Lake is populated with Small and Largemouth Bass, Northern Pike, Walleye and Lake Trout which appeals to North American fishermen. Facilities around the Lake include lodges, resorts, marinas and campgrounds. The landscape is typical of the Canadian Shield, rocky with many bare outcroppings. Access to Bobs Lake is via secondary highways; 50 minutes north of Kingston, 1 ½ hours from Ottawa and 3 hours from Toronto.

## FEATURES

- Curl up in front of the cozy woodstove on chilly evenings and enjoy the warmth it brings.
- The open concept layout of the kitchen, dining, and living room creates a spacious and inviting atmosphere, perfect for entertaining guests or simply relaxing with loved ones.
- Additionally, the large area in the basement offers great potential for customization - whether you envision a cozy rec room, a home gym, or a hobby space, the possibilities are endless.
- With the cottage being fully furnished, all you need to do is pack your bags and settle in.
- Embrace the tranquility of this charming retreat and make lasting memories in your new cozy home.

## CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ [Joel@LakeDistrictRealty.com](mailto:Joel@LakeDistrictRealty.com)

✉ [info@LakeDistrictRealty.com](mailto:info@LakeDistrictRealty.com)

🌐 [www.LakeDistrictRealty.com](http://www.LakeDistrictRealty.com)

☎ 613-279-2108

