



# Village Woods Beauty

1154 Village Woods Drive,  
Sharbot Lake

MLS® 40633111

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Welcome to 1154 Village Woods Drive in Sharbot Lake Ontario; A wonderful place to call home in the Rural community feel of Village Woods. A great opportunity to own this well cared for home, 2 car detached garage plus workshop and a separate vacant building lot included in the offering. The home shows pride of ownership, with open concept living, large lower level family room with a woodstove for the cozy feel on a winter day. The home feels open and bright, kitchen features a custom pantry and walkout to a 3 season screen room, a fantastic spot to enjoy your morning coffee in nature. The grounds are nicely kept, newly installed recycled asphalt driveway connects the home and the garage/workshop. Included is the well treed 1 acre building lot with roughed in entrance from Village Woods Drive. Enjoy many local stores just minutes away, K to 12 school and many beautiful lakes with public boat launches and beaches.



**\$629,900**

*List Price*

**1.71 Acres**

**2055sqft**

**4 Beds, 1.5 Baths**

**\$2983.77**

*2024 Taxes*



## 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 Frontenac County. This waterfront community is an excellent location for young families, recreation, or retirement. The Frontenac area is part of the Canadian Shield with thousands of wonderful freshwater lakes. Proximity to major centers – 3.5 hours to Toronto, 1 hour to Kingston, 1.5 hours to Ottawa and 30 minutes to Perth.

## FEATURES

- This lovely home is the perfect blend of comfort, style, and functionality. The open concept main level creates a welcoming space for gatherings and everyday living.
- Step into the charming 3-season screened-in sunroom and feel the gentle breeze while enjoying the beauty of the outdoors without any pesky insects.
- The lower level beckons you to unwind in front of the woodstove, creating a cozy ambiance during chilly winter evenings.
- Awaken each morning to the aroma of freshly brewed coffee as you relax on the delightful patio swing, soaking in the tranquility of your surroundings.
- And the cherry on top? A separate vacant 1-acre building lot that comes with the property, offering you endless possibilities to expand, create, or simply enjoy the vast open space.

## CONTACT DETAILS

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