



Sunset Views

1015C Legion Road,
Sharbot Lake

MLS® 40581162

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Sunset lovers take notice! This year-round home overlooking Sharbot Lake is a prime location to enjoy the magnificent sunset views followed by a relaxing campfire with family and friends. Spend the day enjoying swimming off the newly installed 8 x 12 floating dock, boating, fishing or just floating the day away. The year-round cottage or full-time home has a large loft style main bedroom with oversized 2nd bedroom for extra sleeping capability. Enjoy views of the lake from the living room, dining room as well as main bedroom. Kitchen / dining room is open and bright with whitewashed pine and pot lights. A lovely stone wood burning fireplace located in the dining room takes the chill off the cool evenings. Enjoy grilling and dining al fresco just outside the dining room doors on the deck with new glass panel railings. Make use of the attached 16 x 35 garage to park a vehicle or summer toys. This great waterfront home is the perfect size and location for those looking to downsize and enjoy the lake. This property is conveniently located within a 5-minute walk to Sharbot Lake Village, where you will find a grocery store, pharmacy, bank, post office, public beach, restaurants, and café. A quick 25 minute drive to the lovely town of Perth with local hospital and many stores or 50 minutes to Kingston.



\$625,000

List Price

0.25 ACRES

96 FT

of Waterfrontage

1326sqft



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

- Come cozy up by the crackling wood burning fireplace.
- The living room flaunts lofty wooden ceilings.
- Dive into lakeside living with town perks just a stroll away.
- Features a handy garage/workshop perfect for storing your summer toys.
- Head outside to the patio for a BBQ feast, savor breathtaking sunsets by the campfire, and indulge in some s'mores for dessert.

CONTACT DETAILS

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