



Private Peninsula

0 Echo Point,
Sharbot Lake

MLS® 40598109

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Welcome to Echo Point! Come discover this traditional style cottage located on a private peninsula, overlooking Sharbot Lake. Enjoy the beautiful scenery all day from your wrap around screened in porch, sit back, and listen to the sounds of nature with absolute privacy, or take a swim into clean, sandy, gorgeous waterfront! The inside of the cottage will bring you back to simpler times with a rustic finish but with all the comforts of home. The main level offers 1 bedroom living/dining room with a cozy woodstove, a kitchen and full 3pc bathroom. The second level offers a large bedroom w/2 beds and a potential 3rd bedroom or storage space. The building has undergone some upgrades over the years, such as a steel roof, vinyl siding, a full septic, upgraded electrical panel, pex plumbing and new windows on the second level. The cottage is currently accessible by boat, main land parking would have to be arranged for the new owners.

\$299,000

List Price

1.2 Acres

740 FT

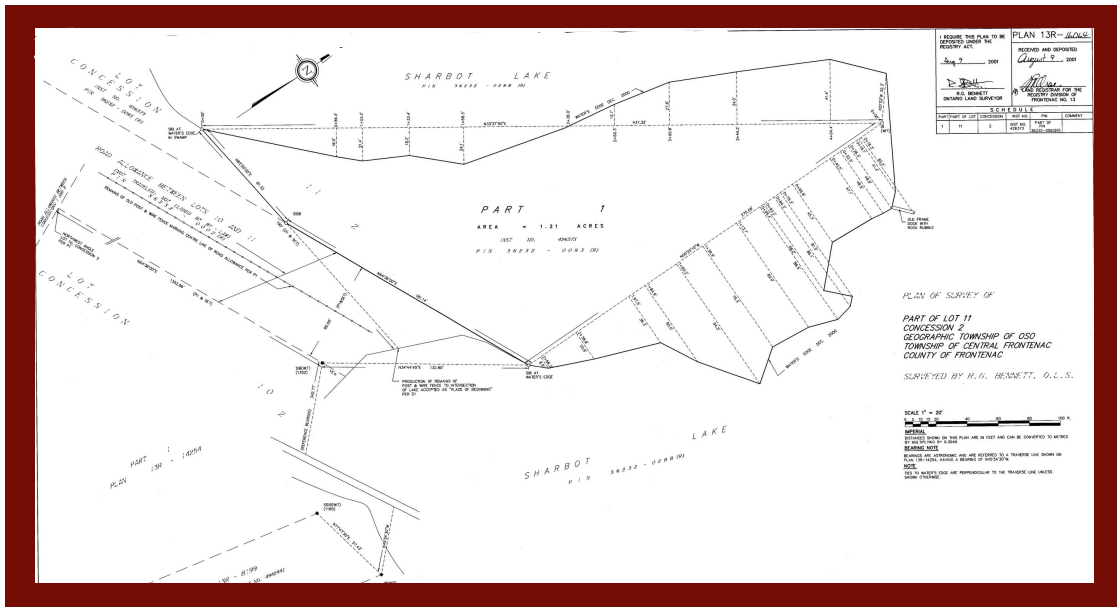
of Waterfrontage

1008sqft

2 Beds, 1 Bath

\$1178.25

2023 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

- Take in the beautiful scenery from the wraparound screened porch.
- Stay cozy on cool summer evenings with the woodstove in the rustic cottage.
- Enjoy cruising the waters of Sharbot Lake with the 18ft pontoon boat provided, which can be docked at your private dock.
- Fish or swim in the crystal-clear waters on those long summer days.
- Experience exceptional privacy and breathtaking panoramic views from this peninsula location.

CONTACT DETAILS

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