



# Cozy Cottage

1063 Ashgrove Trail,  
Arden

MLS® 40588370

Chris@LakeDistrictRealty.com



Welcome to 1063 Ashgrove Trail! A wonderful opportunity for a starter cottage on the beautiful Garrison Lake. This 3-season cottage is located on the North end of the Lake with year-round access. The cottage offers 2 bedrooms, kitchen, dining, living room and a potential for a bathroom and storage space. The building has undergone some improvements such as a metal roof, vinyl siding, windows, and interior finishes. The building does not have any inside plumbing but offers great opportunities to make it your own. Hydro is available at the cottage and is serviced with a 100-amp breaker panel. The property is part of the FVLCC#70 which is a condominium corporation. With this you get the bonus of some communal areas such as a nice sandy beach for kids to play in, a shower house and bathroom, boat launch and shared recreational space, located across the lake on the South shore. Enjoy an afternoon of fishing, boating, or taking your kayak down the many different rivers ways that connect into Garrison Lake. With so much to offer this is one you won't want to miss!

**\$229,000**

*List Price*

**0.3 Acres**

**100FT**

*of Waterfrontage*

**640sqft**

**2 Beds, 1, Bath**

**\$991.84**

*2024 Taxes*



## THE LAKE

Garrison Lake, situated near the village of Arden in Central Frontenac township, spans about 1.4 kilometers and is home to a diverse range of fish including bass, pike, trout, and bluegill. You can explore extended canoe or kayaking trips as the lake connects to the Salmon River.



## FEATURES

- This delightful cottage offers the perfect retreat for those seeking a peaceful escape by the water.
- Nestled within a friendly condominium corporation, residents have the opportunity to enjoy the serene beauty of the lake while also fostering a sense of community.
- The proximity to the waters edge provides a picturesque setting for morning coffee or evening strolls.
- The community beach is a hub of activity, with residents coming together to swim, picnic, and partake in various water activities.
- It's a place where memories are made, friendships are forged, and everyday stresses melt away amidst the tranquil surroundings.

## CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

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

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

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

☎ 613-279-2108

