



By the Waters Edge

1098 Pine Path,
Coxvale

MLS® 40605175

Chris@LakeDistrictRealty.com



Welcome to 1098 Pine Path! Come discover this charming seasonal cottage located on the water's edge. The building offers 2 bedrooms, kitchen/dining room and a large screened in sunroom. The lot is 1.2 acres in size and extends across the road providing you with plenty of space for parking and outside activities. The terrain is level which makes it easily accessible for family and friends of all ages. Down at the waterfront you will find deep, clean water perfect for swimming, fishing and enjoying the afternoon sun. Keeping in line with the traditional cottage experience, there is an outside shower and a separate building with a half bathroom. On the lot is also a large 12x24 detached garage great for storage or keeping your water toys. Big Gull Lake offers miles of shoreline and open waters to explore, great fishing and perfect for enjoying all your watersport activities.

\$435,000

List Price

1.2 Acres

310FT

of Waterfrontage

546sqft

2 Beds, 1 Bath

\$2123.27

2024 Taxes



THE LAKE

Big Gull Lake, also known as Clarendon Lake is located northwest of the village of Sharbot Lake. Big Gull is approximately 13 miles long with many inlets and islands to explore. The lake is accessed via secondary roads off Hwy 7. The land surrounding Big Gull is $\frac{3}{4}$ Crown Land and is one of the most sought after lakes in the Land O' Lakes region; fish for small and largemouth bass, northern pike and walleye. There are a number of public launch areas, lodges and cottages around the lake and for the adventurer, there are a number of Crown Land campsites. Big Gull Lake is about 1 hour northeast of Kingston.

FEATURES

- Inside, the sunroom, with its expansive windows, allows natural light to flood the space, creating a warm and inviting atmosphere. The living and dining areas are thoughtfully designed to maximize comfort and relaxation, making it an ideal spot for family gatherings or quiet evenings with a good book.
- The separate building that houses the bathroom ensures privacy and convenience, while the outdoor shower offers a refreshing way to rinse off after a day of swimming or sunbathing.
- The private dock and diving board provide endless fun and adventure, whether you're a seasoned swimmer or simply enjoy dipping your toes in the cool, clear waters.
- Surrounded by nature, the cottage is a haven for wildlife enthusiasts and bird watchers. The gentle rustle of leaves and the occasional call of a distant loon add to the sense of peace and tranquility that envelops this idyllic retreat. Whether you're looking to unwind, reconnect with nature, or create lasting memories with loved ones, this picturesque cottage by the water's edge offers the perfect sanctuary.

CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Chris@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

