



# Immaculate Self-Sustaining Home

1730 Tyron Road,  
Sharbot Lake

MLS® 40652146

Annette@LakeDistrictRealty.com



Welcome to 1730 Tryon Rd! This custom-built, self-sustaining home is fully ICF constructed, equipped with a solar system which powers the home as well as sells back to the grid (Net-Zero Billing). The home is also connected to hydro and can operate by either solar, electric, or back-up batteries. Every detail has been impeccably designed and maintained so that this home's occupant can be fully self-sufficient including growing your own food, chicken coop / small animal barn, and heating, cooling. Inside the home is a beautiful open concept kitchen, living room and dining room, 3 bedrooms plus office that could be a 4th bedroom. The large entry/ mudroom / laundry room is an absolute dream with multiple storage areas, seating with built in storage and bonus built in dog wash station! Entertaining is made easy with the expansive 25' x 52' composite deck (newly installed last year) with above ground 25 x 15 pool. The deck provides plenty of space to entertain or relax after a day of gardening in the 60 x 90 vegetable garden or numerous perennial beds. Enjoy golf course quality lawns with the in-ground irrigation system. Gardens are easily watered using the same irrigation or with the hand pump connected to a deep pump in the well. Chicken coop is also equipped with electricity and running water. This property is the perfect place to enjoy all that life has to offer with privacy, relaxation, self sustained heating and cooling with solar. Attached a heated garage with newly completed epoxy floor is an ideal workshop or storage area. With too many extras to note please contact the listing agent for a full description. Located 5 minutes to the village of Sharbot Lake for all your amenities; bank, grocery store, gas stations, hardware, beer and liquor stores, pharmacy and medical and dental care.

\$788,000

*List Price*

11.33 Acres

2057sqft

4 Beds, 2 Baths

\$3983.27

*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

- Experience a self-sustaining lifestyle with all the comforts: cultivate your own food, raise chickens, and use solar power for heating and cooling.
- Host gatherings effortlessly with a stunning composite deck and swimming pool, or find tranquility in peaceful moments.
- Relax with a book on the porch swing.
- Garden enthusiasts will delight in the lovely perennial gardens and extensive vegetable garden.

## CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Annette@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

