



# Country Estate Home

13382 Road 38,  
Sharbot Lake

MLS® X11924830

Annette@LakeDistrictRealty.com



Experience the epitome of country living in this grand 6000 sq. ft custom-built Estate, featuring an inground pool, pool house with a 2-piece bath, hot tub, 2-car attached garage, and an additional 2-car detached garage. This 5-bedroom, 4-bathroom brick bungalow is nestled on 69 acres of land stretching from Road 38 to the East basin of Sharbot Lake. Perfect for hosting gatherings, the home boasts a spacious dining room, family room, formal living room, and an added 1200 sq. ft rec room and additional rooms on the lower level. The beautifully landscaped grounds are adorned with mature trees, perennial beds, and a charming decorative pond. The pool area is secured with a wrought iron fence and extra safety fencing. Entertain outdoors on the composite deck, gather around the inset firepit, and unwind in the hot tub. Whether for a large family or a retreat, this home offers versatility with potential for a secondary dwelling in the lower level. Embrace the opportunity for short-term rental investment. Just a short drive from Sharbot Lake village, where all essential amenities are available, as well as the picturesque Sharbot Lake Public beach and playground, plus easy access to the K&P and Tay Havelock multi-use trail systems. Conveniently located, Sharbot Lake is 25 minutes from Perth, a little over an hour from Ottawa, and 2 hours east of Peterborough.

**\$1,499,995**

*List Price*

**69.53 Acres**

**733FT**

*of Waterfrontage*

**6171sqft**

**5 Beds, 4 Baths**

**\$8924.20**

*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

- A generous home featuring 5 bedrooms, 4 full bathrooms, 4 living rooms, and an exercise room
- Includes an attached 2-car garage and a separate 2-car garage
- Enjoy outdoor gatherings in the lovely backyard with a hot tub, inground pool, and pool house. The pool house includes a bathroom for convenience, avoiding the need to walk through the house when wet.
- The master suite is a luxurious retreat with a walk-in closet, a spa-like bathroom featuring a soaking tub, a separate shower, and double vanities.
- The finished basement offers additional living space, perfect for a home theater, game room, or guest quarters.
- Situated in a friendly neighborhood with excellent schools, parks, and amenities, this home offers both comfort and convenience.

## CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Annette@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

