



# 3-Bedroom Cozy Home

1541C Blue Heron Ridge,  
Arden

MLS® 40618843

Annette@LakeDistrictRealty.com

Kennebec Lake; Enjoy waterfront living without the price tag in this cute and cozy 3-bedroom year-round home on 3.5 acres. This property has been lovingly enjoyed as a year-round residence for almost 30 years. Many outbuildings including a garage / workshop with loft for additional sleeping space for guests, and storage sheds. Enjoy listening to the wildlife while you enjoy your coffee on the deck or taking a stroll through the mature trees. Take your boat through beaver creek and into the larger part of Kennebec Lake to enjoy boating fun, swimming and fishing (pickerel, pike, bass and pan fish). Waterfront at the property is not suitable for swimming but does give you access to Kennebec Lake. Cell service available at the property. 5 Minutes to the village of Arden where you will find a great convenience store, gas bar, pizza take out and chip truck, library, active community, outdoor rink and pickle ball courts. Close to public beaches on both Kennebec Lake and Big Clear Lake. It is also 20 minutes to the Village of Sharbot Lake where you will find additional amenities such as grocery, gas, liquor, beer stores, bank and pharmacy. Located one hour and 20 minutes to Ottawa, one hour to Kingston and 3 hours to Toronto.



**\$399,000**

*List Price*

**3.59 Acres**

**380FT**

*of Waterfrontage*

**972sqft**

**3 Beds, 1.5 Baths**

**\$2870**

*2024 Taxes*



## THE LAKE

Kennebec Lake is located in the beautiful Land O' Lakes region in Southeastern Ontario. Kennebec Lake is a 13 km long lake and is surrounded by many other beautiful lakes for the adventurous cottager & nature enthusiast. Kennebec Lake offers excellent fishing for the avid fisherman. Common fish found in Kennebec Lake are Largemouth & Smallmouth Bass, Northern Pike & Walleye. Arden, ON is conveniently located only 20 minutes to the Village of Sharbot Lake for all your shopping requirements.

## FEATURES

- The above-ground pool is covered to shield you from the sun and prevent leaves and debris from entering the water.
- Keep your lake gear safe and sound in the single-car garage and storage sheds, plenty of room for all your toys.
- Need extra snooze space for guests? The loft above the garage has got you covered!
- Catch the breathtaking sunset from the rear deck overlooking the lake, or chill out on the upper balcony connected to the main bedroom.
- Snuggle up next to the crackling woodstove on frosty evenings, the perfect spot for some cozy vibes!

## CONTACT DETAILS

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