



# Quality Cottage

1798C Opeongo Point Lane,  
Parham

MLS® 40624267

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Welcome to 1798C Opeongo Pt. Lane located on the highly desirable Eagle Lake in Parham. Beautiful custom design and quality built ViceRoy cottage with an open floor plan, vaulted ceiling and large lakefront doors that brings the outdoors in. These doors lead to a large deck, great for entertaining. The screen room is a fantastic place to sit and enjoy an evening beverage or play games with the family. The lot is terraced to the water and has quality-built stairs that lead to a large dock where you will find deep, clean swimmable water. Beautifully treed lot with plenty of parking for guests. Need a place to store the boat for the winter? That's what the large, detached garage with high door was built for, a nice bonus to a terrific offering. Rare for a cottage to come to market on Eagle Lake because of the low number of cottages on this lake. A great lake in the heart of the Frontenacs. Excellent fishing, boating and swimming.

**\$729,000**

*List Price*

**0.87 Acres**

**107FT**

*of Waterfrontage*

**1205sqft**

**3 Beds, 2 Baths**

**\$3622.42**

*2024 Taxes*



## THE LAKE

Eagle Lake is located in the township of Central Frontenac and is part of the Tay River watershed. Users of this desirable lake enjoy clean water with a maximum depth of 116', relatively undeveloped shoreline and scenic wildlife. Eagle Lake supports a wide variety of fish such as Small & Largemouth Bass, Northern Pike and Lake Trout. Eagle Lake is located just south of the Village of Sharbot Lake, ON and under 45 minutes to Kingston, ON.

## FEATURES

- Enjoy a bug-free haven in the enclosed porch, bathed in the enchanting radiance of string lights.
- Indulge in the refreshing ambiance of a summer evening while unwinding in the wood-fired hot tub, a serene escape for the senses.
- The spacious deck, elevated above the serene lake, invites relaxation or the establishment of an outdoor dining sanctuary.
- Unveil a stunning lake view by opening the four double doors or seamlessly blend your indoor retreat with the vast outdoor landscape, extending your living space beneath the open sky.

## CONTACT DETAILS

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