



Multi Family Getaway

1012 A,B,C,D Wedden Way,
Clarendon Station

MLS® 40632256

Annette@LakeDistrictRealty.com



Big Gull Lake: Enjoy your own personal family compound on the highly sought after Big Gull Lake. Situated on 3.9 acres with 740' of shoreline, this property makes the ideal family retreat. With 4 separate 3 season cottages, 2 Chalet style 3 Bedroom cottages and 2 rustic – 1940's 2-bedroom cabins you can create your own personal multi generational or multi family waterfront getaway of your dreams. The property provides beautiful big views overlooking Big Gull Lake while also giving you the privacy of being nestled in a bay. With 740' of shoreline you will find a true mix of deep and shallow water entry. An older boat launch is also located on the property and can still be used to launch smaller boats. Each Chalet cottage has its own septic system and lake water intake water supply with hot water tanks. The cabins use a privy tucked privately in the trees across the lane. Looking over the park like grounds it is not hard to imagine large gatherings of friends and family enjoying water activities, games and bon fires on the point. This property is stunning and offers so many opportunities, maintain the rustic charm and use as is or make all the cottages your own with some updates. Big Gull Lake is one of the largest natural lakes in North Frontenac. With 102 km of wilderness and shoreline to explore; over 24 km in length and 2.5km wide. Big Gull Lake consists of 5,840 acres with rocky and sandy shorelines. The Mean Depth is 14 ft. with the maximum depth of 85 ft. Big Gull Lake drains into the Mississippi. Located 10 minutes to Plevna or 15 minutes to Sharbot Lake for amenities. Conveniently located 1 and a half hours to Ottawa or Kingston, and 3 hours to Toronto.

\$949,000

List Price

3.91 Acres

740FT

of Waterfrontage

1878+sqft

10 Beds, Baths

\$5850.22

2022 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

- There is ample space for the extended family with 2 main cottages and 2 additional cabins.
- The picturesque park-like surroundings offer numerous outdoor areas to relax, including a firepit located at the property's point.
- Enjoy multiple decks for swimming, docking a boat, or simply lounging and sunbathing.
- With nearly 4 acres of land, there is plenty to explore and appreciate.

CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Annette@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

