



Starter Cottage Opportunity

1100B Belcham Lane,
Plevna

MLS® 40639471

Chris@LakeDistrictRealty.com



Welcome to 1100-B Belcham Lane East! Come discover a great opportunity at starter cottage or potential investment. Located on the ever so popular Big Gull Lake, the lot offers 148 feet of clean, deep waterfrontage with a beautiful open view. Currently located on the property is a 20x24 building which offers 451 sq. ft of interior space to redesign and make it your own. There is no electricity or running water to the building at this time, but hydro is located at the back of the lot. Full septic is installed. A new driveway from the main road will need to be put in as well but access is available for showing from the neighboring adjacent property. Big Gull Lake offers miles of shoreline to enjoy and explore, surrounded by acres of Crown Land. The lake is excellent for boating, watersport activities, fishing and leisure canoeing or kayaking. Amenities are located in the nearby towns of Plevna and Ompah. Enjoy cottage life at its best and come see what the Frontenacs has to offer!

\$349,000

List Price

1 Acre

148FT

of Waterfrontage

451sqft

4 Beds

\$2332.46

2024 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

- Having an existing structure in place allows you to redesign the space and bring to life the interior you've always envisioned.
- The septic system is already installed, eliminating one task in the process of creating your dream cottage.
- Situated among mature trees, the cabin offers picturesque views of the lake.

CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Chris@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

