



# Gorgeous Scenic Views

1221 CP Lane,  
Arden

MLS® X10424451

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Welcome to beautiful Big Clear Lake, Arden; located in the Frontenacs. This beautiful lakefront home sits perched on a grassy knoll, with big views on a quiet bay and yet easy access to the large lakeside dock. Many upgrades and improvements have been made to the home over the years, including kitchen, large primary bedroom addition, propane furnace and woodstove in the basement. Enjoy your morning coffee or evening dinner in the large, screened room. If you don't feel like taking the boat out to go for a swim, then the large in-ground pool is a place you will be. For the hobbyist, there is a large 2-bay detached garage that is fully insulated and heated. This 3.4 acre property is a great place to call home. The lake has crystal clear water, known for excellent swimming and bass, walleye and pike fishing. Great for kayaking, canoeing and boating. For convince, Arden has store and gas, other amenities 15 mins away in Sharbot lake or approx. 1 hour to Kingston, Napanee or Belleville.

**\$799,000**

*List Price*

**3.4 Acres**

**288FT**

*of Waterfrontage*

**2563sqft**

**3 Beds, 3 Baths**

**5345.67**

*2024 Taxes*



## THE LAKE

Big Clear Lake is located in Arden, ON in the Land O' Lakes region and is approximately 6 miles long. Big Clear Lake is known for its beautiful scenery and remarkable fishing opportunities. The clean, fresh waters house a variety of fish such as Bass, Walleye, Lake Trout, Musky, Pike, Perch, and Sunfish, sure to please any angler. The Lake is a beautiful, peaceful lake with clean clear water, offering excellent swimming. Big Clear Lake also enjoys miles of wooded trails for the nature enthusiasts.

## FEATURES

- Picture waking up to the soothing sound of water against the dock, savoring your morning coffee on the screened-in porch, and relaxing by the shimmering pool in the afternoons.
- The heated garage provides a spacious workspace for hobbyists or car enthusiasts throughout the year.
- The trailer ensures that your guests can enjoy a comfortable retreat by the lake.
- Whether you're throwing a weekend party or unwinding under the stars, this property offers a harmonious mix of leisure and fun. Your lakeside getaway is ready to create countless memories and adventures.

## CONTACT DETAILS

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