



Gordons Real Estate Brokerage is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordons Real Estate Brokerage provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordons Real Estate Brokerage offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Opportunity knocks with this in-town lakefront property that's ready for a refresh. The lot is truly exceptional, offering a beautiful setting and direct access to the water. While the home could use some care and updates, that's part of the appeal-new owners have the chance to customize and create a space that perfectly suits their vision.

Welcome to this charming 1970s bungalow in the heart of Sharbot Lake village, where everyday convenience meets relaxed waterfront living. Inside, you'll find a spacious layout with plenty of potential. Step outside to enjoy the generous yard and unwind on the deck, where you can take in breathtaking sunsets over the lake.

Ideally situated, this property is within easy walking or driving distance to recreational trails, a large public beach with a playground, as well as local restaurants, a grocery store, bank, walk-in clinic and pharmacy. What truly sets this home apart is its rare combination of village location and direct waterfront access. Swim, fish, or simply relax right from your own backyard on one of the most sought-after lakes in the Frontenac region.

This is a unique chance to enjoy the charm of small-town living with the added bonus of life on the water.

# Property Details

**ADDRESS:** 14140 ROAD 38, FRONTENAC, ON K0H 2P0  
**TYPE:** SINGLE FAMILY RESIDENTIAL ON WATER ZONE C  
**LEGAL DESCRIPTION:** PT LT 12 CON 1 OS; CENTRAL FRONTENAC

|             |                                        |
|-------------|----------------------------------------|
| SQ. FT:     | 1,605 Sq ft (MPAC)                     |
| BEDROOMS:   | 2                                      |
| BATHS:      | 1 – 4-piece                            |
| LAUNDRY:    | Main floor                             |
| BASEMENT:   | High crawl, exterior access, utilities |
| AGE:        | 56 years – 1970 (MPAC)                 |
| ELECTRICAL: | Breaker panel                          |
| ROOF:       | Asphalt shingles                       |
| FOUNDATION: | Concrete block                         |
| FLOORS:     | Vinyl/linoleum tile and roll, carpet   |
| CEILINGS:   | Drop ceiling tile, textured            |
| WINDOWS:    | Vinyl                                  |
| EXTERIOR:   | Vinyl, stone façade, concrete block    |
| INTERIOR:   | Wall paneling, plaster                 |
| PARKING:    | Paved drive single private 3-4 cars    |
| GARAGE:     | Attached, inside entry – 2 car         |
| LOT SIZE:   | 178.55' x 223.04'                      |
| ZONING:     | C                                      |

|                    |                                                                                                    |
|--------------------|----------------------------------------------------------------------------------------------------|
| TAXES:             | Approx. \$4,000.00                                                                                 |
| ROLL #:            | 103908001002200                                                                                    |
| PIN #:             | 362320064                                                                                          |
| HEATING:           | Oil furnace, propane fireplace                                                                     |
| COOLING:           | None                                                                                               |
| RENTALS:           | Propane tank – Superior Approx. \$300.00 yearly                                                    |
| WATER:             | Lake intake with water treatment system tested 0/0                                                 |
| WASTE:             | Septic system                                                                                      |
| HOME INSPECTION:   | Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>                |
| LOT DESCRIPTION:   | Trees, rocky outcrops, steep decline to waterfront – stunning water view. Close to town amenities. |
| INCLUSIONS:        | Built in oven and countertop range, fridge in as is condition.                                     |
| FIXTURES EXCLUDED: | None Known                                                                                         |
| SUGGESTED DEPOSIT: | \$20,000                                                                                           |
| SUGGESTED CLOSING: | Immediate                                                                                          |

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour