GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Nestled on the shores of beautiful Loughborough Lake, this charming bungalow offers breathtaking waterfront living surrounded by nature. The bright and inviting living room is the heart of the home, featuring soaring cathedral ceilings, expansive windows that frame stunning lake views, and a cozy gas fireplace. Step directly from the living room onto the expansive deck, the perfect place to relax, entertain, and take in the tranquil waterfront setting.

The eat-in kitchen provides a comfortable space for everyday living, while skylights throughout the home fill the interior with an abundance of natural light. The main floor features two 3-piece bathrooms with one being an ensuite to one of two bedrooms.

The walk-out basement extends the living space and offers endless possibilities. Featuring a spacious recreation room with a wood-burning fireplace, it provides the perfect setting for family gatherings, entertaining, or relaxing after a day on the lake. The basement also includes a crawl space and cold room, offering excellent additional storage options.

Outside, the property showcases meticulously maintained gardens, a picturesque pond with a waterfall, and mature trees that create a private, picturesque atmosphere. From the backyard, steps lead down to the boathouse and waterfront or take advantage of the convenient hill climber for easy access. A detached garage provides space for vehicle parking and includes a generous additional area ideal for storage, hobbies, or a workshop.

Whether you're enjoying a morning coffee on the deck, spending the day on the lake, or unwinding amidst the beautiful landscaping, this exceptional waterfront property offers a lifestyle of comfort, beauty, and relaxation.

PROPERTY DETAILS

ADDRESS: 4444 Arthur Crt Lane, Inverary ON, KOH 1XO

TYPE: Single Family Detached Residential on Water

LEGAL DESCRIPTION: PT LT 14 CON 2 STORRINGTON/LOUGHBOROUGH AS IN FR539295, T/W FR539295; SOUTH FRONTENAC

SQ. FT:	1,343' above grade; 983' below grade (MPAC)
BEDROOMS:	2; both on main; one bed has 3-piece ensuite and walk-in closet
BATHS:	2; two 3-piece on main
LAUNDRY:	In basement with sink
BASEMENT:	Partially full and finished, crawlspace, walk-out
AGE:	64 years (1962) (MPAC)
ELECTRICAL:	200-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Concrete block
FLOORS:	Carpet, vinyl
CEILINGS:	Stucco, drywall, ceiling tiles
WINDOWS:	Vinyl, metal
EXTERIOR:	Wood panel
INTERIOR:	Wallpaper, wood panel
PARKING:	Paved, private, 3-car
GARAGE:	Detached, single car, with a bigger area for storage/workshop
LOT SIZE:	254.90' x 234.11' irregular; 1.315 ac (GeoWarehouse)
ZONING:	RLSW– Limited Service Residential – Waterfront Zone

PROPERTY DETAILS *continued*

TAXES:	$4,741.68 (2026)
ROLL #:	102906001023900
PIN #:	362920096
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard, gas fireplace, wood stove
COOLING:	Wall unit
RENTALS:	None
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Partially fenced, waterfront
INCLUSIONS:	Fridge, stove, hood fan, dishwasher, washer, wall unit in living room (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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One team.
Every detail.



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