



Lake District Realty

The Simonett Building, Box 208
 Sharbot Lake, ON K0H 2P0
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 (w) www.lakedistrictrealty.com

The Waterfront Company™

PRESENTS

WATERFRONT COTTAGE

**2263 Grindstone Lake Road
 GRINDSTONE LAKE**

\$289,900.00

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alison@LakeDistrictRealty.com

FS # 10028

MLS# 10603186



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	ZONING
FAE / PF	Vinyl	Yes	Lake / River	\$2,470.78	RTP
RENTALS	BSMT	GARAGE	LOT SIZE	SQ. FTG.	SURVEY
Propane Tank	Full / Unfinished	1 Car / Attached	100' x 146'	1300 sq. ft.	Yes

ROOM SIZES	FEATURES:
Living Rm 11'1 x 17'7	Grindstone Lake, Plevna, ON; Modern 1300 sq. ft. fully winterized cottage. Main level master bedroom with ensuite, attached garage, large decks, terraced lot, great entertaining spaces. 100' of clean, deep waterfront for swimming and boating. Located in a friendly community on this pristine lake. Year-round access. A lot of value!
Kitchen 14'7 x 10'4	
Master Bd 15'9 x 14'6	
Bedroom 2 9'7 x 15'7	
Bedroom 3 10'8 x 15'7	
Bedroom 4 8'4 x 10'5	
Bath 3pc 6'9 x 4'11	
Bath ensuite 5' x 8'	

DIRECTION:	Hwy 38 from Kingston to Hwy #7 West on #7 to #509 North to Mountain Road Left on Grindstone Lake Road to #2263 posted sign	
INCLUSIONS:	Fridge, Stove, Couch, Propane Stove	
EXCLUSIONS:		
Legal Description:	Conc 12 Pt Lt 6 Pt Shore RDAL 13R15961 Parts 1 & 2 North Frontenac (Formerly Miller)	
Vendor:	Allen White & Judith White	
LISTING BROKER	SALESPERSON	SB COMM
Lake District Realty Corporation, Brokerage	Matthew Robinson, Joel Gray, Alison Robinson	2.5%

Lake District Realty Corporation gathers data from Vendor Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.



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The Lake

Grindstone Lake is located north of Plevna, ON near thousands of acres of Crown Land. This pristine low density lake offers great boating with Splake and Bass fishing. The northern end still remains all Crown Land, very quiet and peaceful.

Main House Features

- Modern and low maintenance
- Main floor master bedroom with ensuite
- Large decks
- Bright interior with large windows
- Attached garage and full basement for storage



Grounds

- Terraced lot to quality deep waterfront
- Nice green spaces
- Stone patio at waters edge



- for more details visit:
<http://www.LakeDistrictRealty.com>
- Fishing details
- Area facilities
- Mapping
- Company information
- Financing assistance
- Directions

**VIEW OUR VIDEO ONLINE
FOR AN APPOINTMENT CONTACT LDR**