



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

4-SEASON COTTAGE

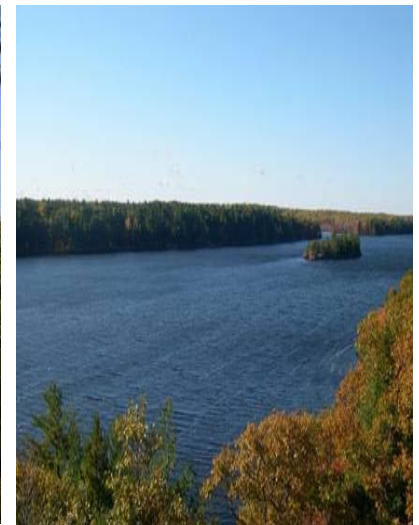
**1133 Beaver Creek Lane
 KENNEBEC LAKE**

\$329,900.00

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FS # 10002

MLS# 10602346



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	ZONING
FA Propane	Hardboard	Yes	Drilled Well	\$2,926.58 / 2009	RTP
RENTALS	BSMT	GARAGE	LOT SIZE	SQ. FTG.	SURVEY
HWT & Propane Tank	Crawl	None	105' x 340'	≈1400 sq. ft.	Yes

ROOM SIZES	FEATURES:
Living Rm 16'5 x 12'6 Dining Rm 11'3 x 11'11 Kitchen 7' x 11'8 Master Bd 16'8 x 9' Bedroom 2 11'5 x 12'1 Bedroom 3 10' x 12' Bath 3 Piece Bath 4 Piece Bath 2 Piece Sun Porch 10' x 18'	Kennebec Lake, Arden, ON: just 15 minutes west of Sharbot Lake. Enjoy the magnificent views offered from this custom-designed, 4-season waterfront cottage. Open floor plan along with the large deck is great for entertaining. The high gloss hardwood floors, wood ceiling and stone fireplace create a warm and inviting ambiance. Vaulted ceilings, sun porch, central heating system, 2 baths and large windows are only some of the features this cottage has to offer. Well treed lot with rock outcrops and good privacy with stairs to rocky shoreline. Good swimming, deep off the dock. A great lake for fishing and boating. An excellent opportunity to have a nice cottage with amazing views.

DIRECTION:	Road 38 North from Kingston to #7, West on #7 to Henderson Road, North to Richardson Road, Follow to Beaver Creek Lane, South to #1133. Property posted.	
INCLUSIONS:	Dishwasher, Dock	
EXCLUSIONS:	Furniture, Appliances, Personal Items	
Legal Description:	Pt Lt 20 Conc 6 Pt 16 on Plan 13R8815 Central Frontenac (Kennebec)	
Vendor:	Donald Herron & Andrea Herron	
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

Kennebec Lake is located halfway between Kaladar and Sharbot Lake ON, just north of Highway #7. The lake offers excellent accessibility from Highway #7. It is approximately 13 kilometers long, has a low cottage density and gorgeous shorelines with rock granite outcrops and large white pines. There is a great public boat launch which allows you to launch your boat with ease. Fishing includes Northern Pike, Walleye, Large and Smallmouth Bass.

Main House Features

- Custom-designed for the views
- Vaulted ceiling and large windows allow for a bright interior
- Wood ceilings and accents create a cottage feel
- Built in appliances
- FAP Furnace and Central Air Conditioning
- Wood-burning fireplace
- 1400 sq. ft. of quality finishing
- Large decks with walkout from dining room
- Separate sun-porch
- Hardwood floors
- Canex siding and steel roof for low exterior maintenance

Grounds

- Well treed lot left in it's natural state
- Low maintenance
- Elevated lot with gorgeous views
- Substantial stairs to rocky shoreline
- Southern exposure



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**