



Lake District Realty

The Simonett Building, Box 208  
 Sharbot Lake, ON K0H 2P0  
 (p) 613.279.2108 (f) 613.279.1010  
 (e) info@lakedistrictrealty.com  
 (w) www.lakedistrictrealty.com

**The Waterfront Company**

**PRESENTS**

**WATERFRONT HOME**

**1947 Long Lake Road  
 LONG LAKE**

**\$259,900.00**

Email: [joel@LakeDistrictRealty.com](mailto:joel@LakeDistrictRealty.com)  
[matt@LakeDistrictRealty.com](mailto:matt@LakeDistrictRealty.com)  
[alison@LakeDistrictRealty.com](mailto:alison@LakeDistrictRealty.com)

FS # 10012

MLS# 10601999



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	ZONING
Combination Electric/Wood	Vinyl Siding	Yes	Drilled Well	\$2,530.31 / 2009	RTP
RENTALS	BSMT	GARAGE	LOT SIZE	SQ. FTG.	SURVEY
None	Partially Finished	Detached	360' x Irregular		Yes

ROOM SIZES	FEATURES:
Living Rm 11'11 x 13'2	<ul style="list-style-type: none"> <li>Parham, ON: Have all the benefits of working in the city while enjoying waterfront living...just a 45 minute drive to Kingston.</li> <li>360' of clean rocky bottom shoreline; deep swimming off the dock.</li> <li>Lovely cedar treed lot with western views across this 4-mile lake.</li> <li>Watch the sunsets from the outdoor patio.</li> <li>Large 3+1 bedroom home with vaulted ceiling in the kitchen, full basement with walkout.</li> <li>Oversized detached garage/workshop and storage shed.</li> <li>Excellent access on the municipal paved road.</li> <li>A great offering with excellent opportunities!</li> </ul>
Kitchen 19'2 x 20'1	
Master Bd 10' x 15'1	
Bedroom 2 8' x 11'2	
Bedroom 3 8'7 x 11'3	
Bedroom 4 10'11 x 13'5	
Bath/Laundry 7'10 x 10'6	
Bath 4'8 x 8'	
Family Rm 12' x 17'5	
Foyer 6' x 4'	

<b>DIRECTION:</b>	<b>Road 38N from Kingston to left on Wagerville Road at Parham, Right on Long Lake Road to #1947</b>	
<b>INCLUSIONS:</b>	<b>Wood Cookstove in kitchen</b>	
<b>EXCLUSIONS:</b>	<b>Personal Items</b>	
<b>Legal Description:</b>	<b>Concession 7 Part Lot 1 Central Frontenac (formerly Olden)</b>	
<b>Vendor:</b>	<b>Keith James Steele, Colleen Ethel Steele</b>	
<b>LISTING BROKER</b>	<b>SALESPERSON</b>	<b>SB COMM</b>
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.



**ADDITIONAL INFO:**

- Located at the head of the lake

Long Lake is located 20 minutes southwest of Sharbot Lake and is just 5 minutes from the village of Parham. It is approximately 4 miles long and can be accessed from Hwy #7 or Road 38. This scenic lake offers excellent pickerel fishing, swimming and boating. Along the eastern shore of the lake there is a public boat launch area with a small dock and beach area. Kingston is about 50 minutes to the south. Properties on this lake allow you to work in the city but live on the lake.

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

