



Lake District Realty

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The Waterfront Company

PRESENTS

Wooded Waterfront Lot

**Almost Lane
Malcolm Lake**

\$99,900.00

Email: matt@LakeDistrictRealty.com
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alison@LakeDistrictRealty.com

FS # 09047

MLS# 09605517



LOT SIZE	ACRES	TAXES	SURVEY
≈130' x ≈200'	Under an acre	\$687.85 / 2009	
ZONING	POSSESSION	EXPOSURE	ACCESS
Res	Immediate	Southern	Legal Right-of-Way

FEATURES:

- Malcolm Lake near Ardoch, ON: Naturally wooded lot with large mature trees.
- Terraced with good waterfront for swimming and boating.
- Hydro at the lot; ready to build your dream cottage.
- Sandy bottom shoreline; very private setting.
- Malcolm Lake is a medium-sized lake. Enjoy fishing for bass, pickerel (walleye) and pike. Good swimming, a lake that's big enough to enjoy without the traffic.
- Seller will consider offers on both the lot and the cottage next door as a package.
- A great investment...a chance to be in the waterfront club.

DIRECTION: Hwy 7 West @ Sharbot lake to 509N to Ardoch Road to Smith Road (2 miles) Left on Forest Way (1.9 miles) to Almost Lane to posted property (next door to 1105 Almost Lane)

Legal Description: Part Lot 21 and 22 Concession V North Frontenac (formerly Clarendon) per instrument FR294257

Vendor: Albert Joseph Ronald Diguier

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.