



Lake District Realty

The Simonett Building, Box 208
Sharbot Lake, ON K0H 2P0
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The Waterfront Company™

PRESENTS

**4-SEASON WATERFRONT
HOME-COTTAGE**

**5025A Ardoch Road
MALCOLM LAKE**

\$264,900.00

Joel@LakeDistrictRealty.com
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Alison@LakeDistrictRealty.com

FS # 11067

MLS# 11606501



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	ZONING
FAO / Wood	Vinyl	Installed	Drilled Well	\$2,290.00	Residential
RENTALS	BSMT	GARAGE	LOT SIZE	SQ. FTG.	SURVEY
None	None	Shed	≈ 250' x Irregular	≈ 1300	Yes

ROOM SIZES	FEATURES:
Living Rm 17' x 16' Dining Rm 17' x 10' Kitchen 12' x 14'6" Master Bd 10'4 x 11'6" Bedroom 2 11'5 x 11'4" Bedroom 3 10'4 x 11'3" Bath 4-piece Laundry Rm/Foyer 14'8 x 9'	Malcolm Lake, Ardoch, ON – Perfect property for young family! Level lot to sandy shoreline, gradual depths for swimming. Beautiful western exposure captures elegant open water sunsets. This 4-season cottage includes a large living area, big windows facing the lake and good size deck for outdoor living/entertaining. The 250' of shoreline offers excellent privacy. This property fronts on a township road and has been used as a year-round residence.

DIRECTION:	Hwy 7 West of Sharbot Lake, North on Road 509, Left on Ardoch Road to #5025A	
INCLUSIONS:		
EXCLUSIONS:		
Legal Description:	Pt Lt 21 Southwest Range, Parts 7-14 on Plan 13R15092, Township of North Frontenac (Clarendon)	
Vendor:	Transfer Ease Relocation Inc.	
LISTING BROKER	SALESPERSON	SB COMM
Lake District Realty Corporation, Brokerage	Joel Gray, Bill Anderson, 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

Located only 20 minutes north of Highway 7 and Sharbot Lake, Ontario, approximately 1.5 hours from Ottawa, 3 hours from Toronto and 1 hour 20 minutes to Kingston. This lake features a variety of fish species, Large and Small Mouth Bass, Northern Pike and Walleye. Malcolm Lake is great for boating with many private bays and islands. Accessible by canoe or small boat is Green Lake, a quiet lake also known as Ardoch Lake. Less than 10 minutes to the village of Plevna for local amenities.



Main House Features

- Large living room with vaulted ceilings
- Good size deck takes advantage of big water views
- 4-season property with well, septic & central heat
- Modern cottage feel throughout



Grounds

- Level lot to sandy shoreline; gradual depths for excellent swimming
- Year-round access, fronts on township road
- 250' of waterfront offers you excellent privacy



For more details visit:

<http://www.LakeDistrictRealty.com>

- Videos
- Fishing details
- Area facilities
- Mapping
- Company information
- Financing assistance
- Directions

For additional photos & videos visit our website @

www.LakeDistrictRealty.com

FOR AN APPOINTMENT CONTACT LDR