

PRESENTS

**4-SEASON
B.C. CEDAR LOG
PANABODE RETREAT**

**1077C Polar Bear Lane
SHARBOT LAKE**

\$699,900.00

Email: gm@greatoakvillehomes.ca

FS # 07035

MLS# 07604194



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	ZONING
BBE/Propane/ Wood fireplace	B.C. Cedar Log	Yes	Drilled Well	\$3,535.72 / 2007	RTP
RENTALS	BSMT	GARAGE	LOT SIZE	SQ. FTG.	SURVEY
No	Fully Finished	3-Car Detached	6.4 acres	≈1,629 sq. ft. + summer room	Sketch

ROOM SIZES	FEATURES:
Living Rm 18'6 x 19'3 Dining Rm 10' x 12' Kitchen 9'1 x 12'2 Master Bd 18' x 13'8 Bedroom 2 9'8 x 9'5 Bedroom 3 9'8 x 9'2 Bedroom 4 17' x 11'9 Bath 1 6' x 6' Bath 2 10' x 5'2 Bath 3 9' x 4'7	<p>Majestic Old-World Pines: Completely private point of land. 6.4 acre mature estate parcel with 649' of prime shoreline on the East Basin of Sharbot Lake. 4-season B.C. Cedar Log Panabode retreat. Enjoy extensive sun decks, impressive summer room and stone floor-to-ceiling fireplaces. Fabulous new interiors with the tranquil feel that only log can induce - 2 fireplaces, 6 bedrooms, 4 baths. Separate New England-style guest house and 3-bay garage newly added to the property. Entertain in style – the ambiance of “Chateau Frontenac”.</p> <p style="text-align: center;"><i>Let's take a tour....</i></p>

DIRECTION:	Road 38 North from Kingston to Shibley Road to Polar Bear Lane #1077C FOR APPOINTMENT TO VIEW PLEASE CONTACT THE BROKER.	
INCLUSIONS:	To be negotiated	
EXCLUSIONS:	Personal Items	
Legal Description:	Pt West 1/2 Lt 7 Conc 2 (Oso) Central Frontenac as per schedule	
Vendor:	Sylvia Rose Reilly	
LISTING BROKER	SALESPERSON	SB COMM
Lake District Realty Corporation, Brokerage	Matthew Robinson	2.0%



Welcome to this modern B.C. Cedar Log Panabode; a genuine pleasure to enter. Located on beautiful Sharbot Lake, 1.5 hours west of Ottawa, 3 hours east of Toronto and 50 minutes north of Kingston, Ontario.

Cottaging on Sharbot Lake has been a favorite pastime of both Canadians and Americans over the decades. Sharbot Lake has two large basins; East and West and has 99 islands both Crown and private. One side of Sharbot Lake is Crown Land providing extensive shoreline for beach activities and picnicking. Depths in the lake exceed 100' supporting lake trout fishing. The Village of Sharbot Lake provides essential services for the thousands of lakes located within one hour of Sharbot Lake. Essential services include a regional full-service medical centre, a full-line grocery, bank, post office and pharmacy. A number of retail businesses and restaurants can be found in and around the Village. Additional day tripping destinations nearby include Westport and Perth, approximately 30 minutes away.

Sharbot Lake is part of the Land O' Lakes tourist area. A hidden gem located halfway between Montreal and Toronto. An area where waterfront prices have been identified to be one of the best priced in Ontario and the lakes are in pristine condition.

THE RESIDENCE

A welcoming, newly added screened summer room invites you into this solidly built 4-season country home. This spacious 18' x 17' 3-season room has a vaulted ceiling to accommodate a stone floor-to-ceiling wood-burning fireplace. A great space to spend evenings with friends and family.



A large section of the main floor is dedicated to a striking modern kitchen with all the amenities, a dining area and a comfortable living room which includes another floor-to-ceiling stone wood-burning fireplace for cozy winter evenings.



The cottage renovations have been professionally completed and include:

- New plumbing and septic
- Heated tumbled marble tiles in the bathrooms
- Brand new kitchen
- New carpets and light fixtures
- Showers off master bedroom & on LL have been finished with cultured marble

Sleeping accommodations on the main floor include a large master bedroom, two bedrooms and two 3-piece bathrooms. All major rooms face the lake.

LIVING AREA



DINING AREA



The lower level of this home enjoys radiant floor heat and is fully finished. Rooms include one bedroom and a 3-piece bathroom, a laundry room, cold room and a workshop/storage area. There is direct access to the lakeside of the property from the lower level.

THE GUEST HOUSE

The guest house was custom designed and built to create a special private area for guests. The suite is located above the 36' x 26' 3-bay garage. The floor plan includes a living room, two guest bedrooms and a 3-piece bathroom. Architecturally designed windows have been installed for maximum interior light. Features include vaulted ceilings, ceramic tile, pine cabinetry, forced air propane furnace, air conditioning...a nicely appointed interior. Any house guest would be most impressed with the accommodations.



THE GARAGE

This 3-bay garage will accommodate your vehicles as well as plenty of recreational equipment such as 4-wheelers, skidoos and canoes. There is a fourth exit door for direct pass through entry and exit.



THE GROUNDS



One of the major requirements asked for by buyers is privacy. 6.4 acres and a point of land affords the privacy you have been looking for. The gracious grounds are mature with towering pines and wonderful vistas. There is a gentle grade to the beach and dock area. The property enjoys 610' of shoreline and an extensive L-shaped aluminum docking system. If your family enjoys water sports, waterskiing off the dock, swimming in the lake or just a quiet canoe ride, this property will suit you! Lakeside living at it's best!

