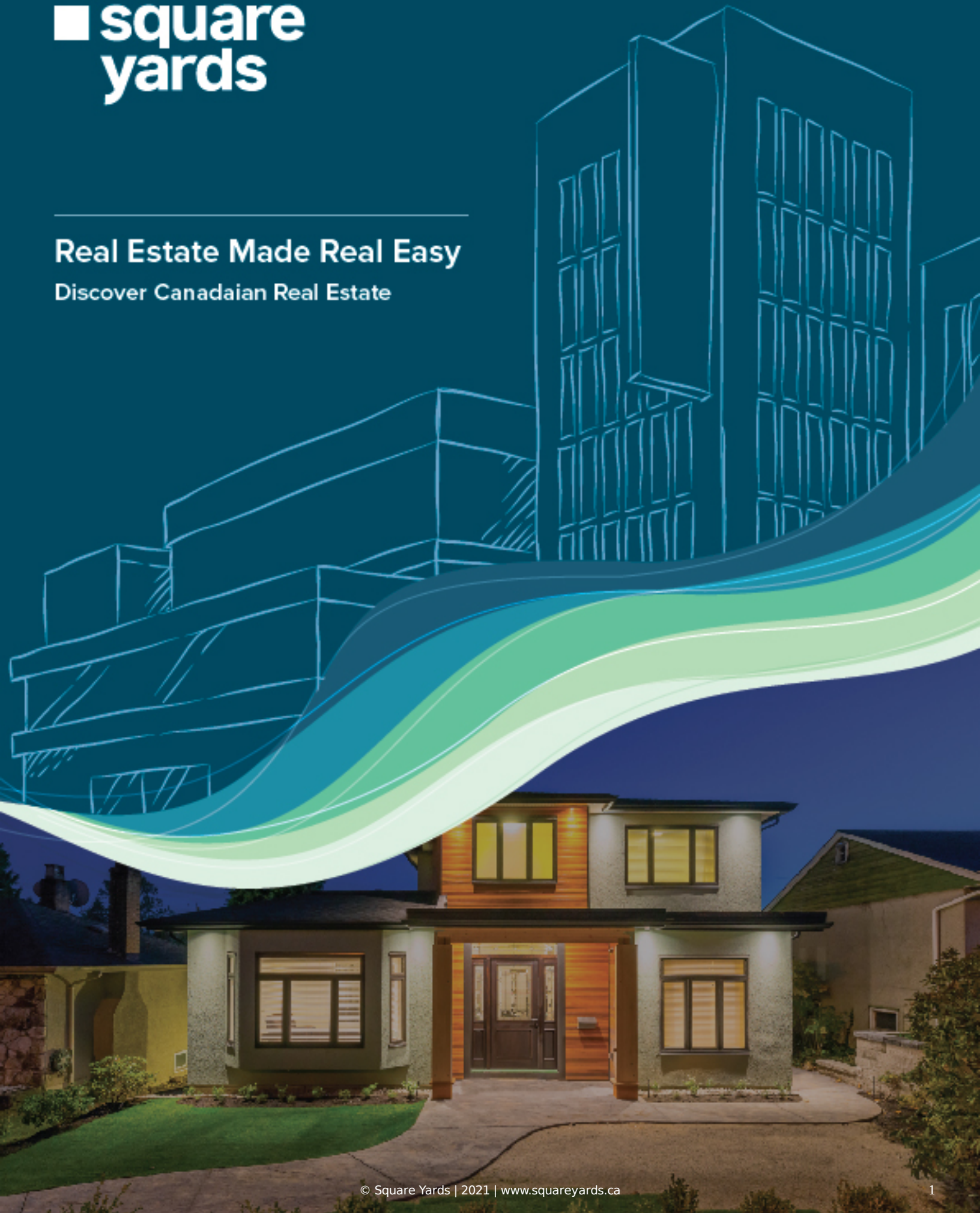




**Real Estate Made Real Easy**

Discover Canadian Real Estate



13382 Highway 38, Frontenac ,  
Ontario

Royal Lepage Proalliance  
Realty, Brokerage

|                     |              |            |
|---------------------|--------------|------------|
| Property Type       | Listing Type | Listing ID |
| ResidentialProperty | Sale         | X5384944   |
| Area                | Beds         | Baths      |
|                     | 4 + 1        | 4          |

## Property Description

This 77-Acre Waterfront Estate In Sharbot Lake Is Perfectly Located Close To The Village, Trails, Amenities, Public Schools & Is Within Commutable Distance To Kingston & Ottawa. Mature Trees, Landscaped Gardens & A Breathtaking Pond Welcome You To A Large Circular Driveway Which Leads To The Main House That Features Close To 6000 Square Feet Of Living Space. Large Principal Rooms, Large Bedrooms With Walk-Out, Country Kitchen & Main Floor Family Rm.

## Extras

Lower Level With Gigantic Games/Family Rm, Gym, Office, Bedroom, 3Pce Bath, Storage, & Walk-Out. The Fenced In Backyard & Pool Area Is An Entertainer's Paradise \*\*Interboard Listing: Kingston & Area R. E. Assoc\*\*

## Property Details

|               |                     |                |                              |
|---------------|---------------------|----------------|------------------------------|
| Property Type | ResidentialProperty | Dir / Cross St | Highway 38 & Frank Tryon Rd. |
| Exterior      | Brick               | Bedrooms       | 4 + 1                        |
| Style         | Bungalow            | Washrooms      | 4                            |
| Taxes         | \$10480.40          |                |                              |
| County        | Ontario             |                |                              |
| Zipcode       | K0H 2P0             |                |                              |

## Dimensions 12

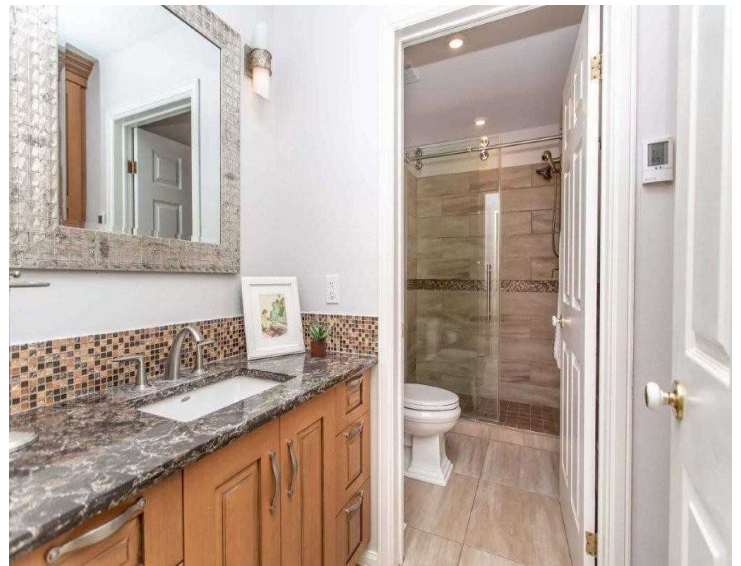
|           |                 |          |                 |
|-----------|-----------------|----------|-----------------|
| Foyer     | 1.38 m x 4.72 m | Living   | 6.44 m x 4.72 m |
| Dining    | 4.31 m x 4.12 m | Kitchen  | 5.56 m x 3.01 m |
| Breakfast | 4.76 m x 3.39 m | Family   | 7.66 m x 5.14 m |
| Laundry   | 2.12 m x 3.09 m | Pantry   | 4.40 m x 1.22 m |
| Br        | 5.22 m x 5.33 m | Bathroom | 3.65 m x 2.29 m |
| Prim Bdrm | 4.78 m x 5.14 m | Bathroom | 4.79 m x 3.46 m |

## Additional Details

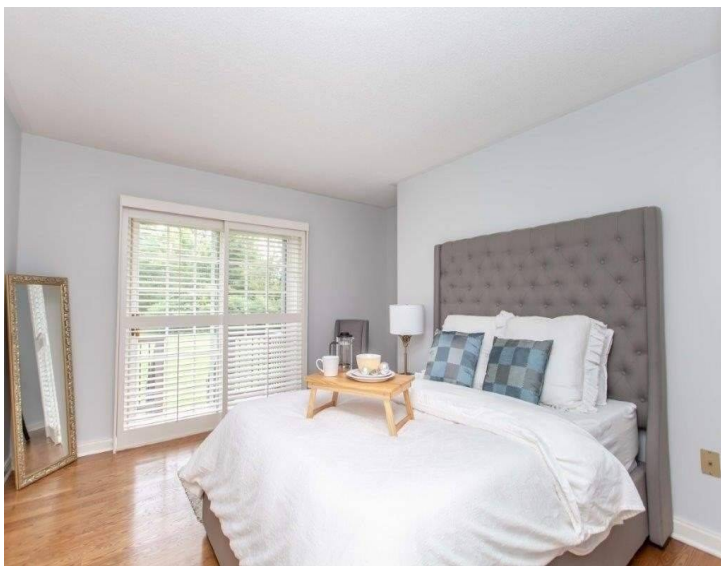
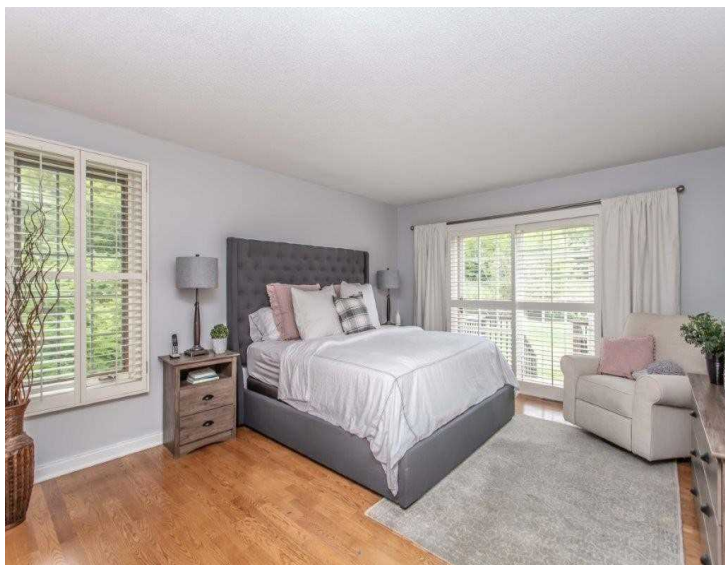
|                  |             |                  |     |
|------------------|-------------|------------------|-----|
| Air Conditioning | Central Air | Lake Access      | Yes |
| Parking Space    | 8           | Lake/Pond        | Yes |
| Garage Type      | Detached    | School Bus Route | Yes |
| Heating System   | Forced Air  | Waterfront       | Yes |
| Basement         | Finished    | Wooded/Treed     | Yes |
| Fuel System      | Electric    |                  |     |



## Property Images



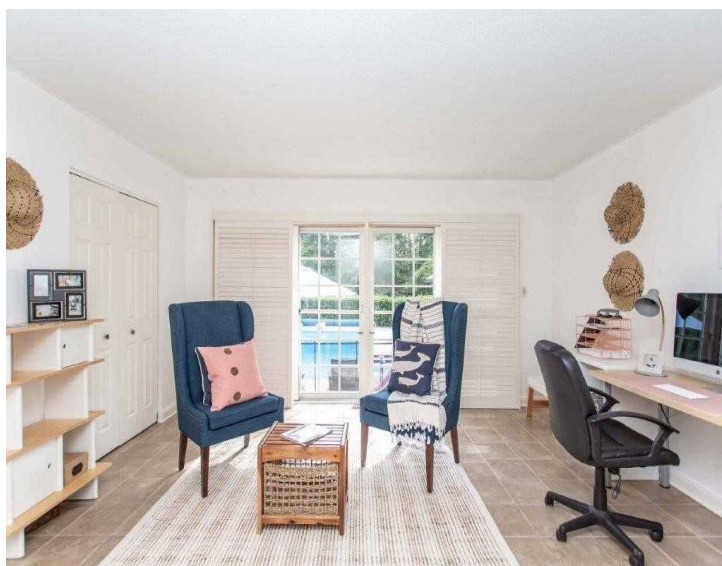




















## About Square Yards

Square Yards Real Estate INC Brokerage is a part of Square Yards, a technology-enabled O2O transaction and aggregator platform for the Global real estate. It offers a comprehensive and integrated menu of global property & asset portfolio by using technology, data, research and a diversified presence. It helps make global real estate investments' decision-making more research- led and driven by risk/reward perspective.

## Key USPs

|  |   |  |  |
|--|---|--|--|
| <div>Comparative Market Analysis</div>  | <div>Post Sales Service</div>        | <div>Zero Brokerage Charges</div>           | <div>Project Site Visits</div>  |
| <div>Mortgage &amp; Loan</div>          | <div>Guaranteed Lowest Prices</div>  | <div>Negotiation &amp; Documentation</div>  | <div>Exclusive Inventory</div>  |

Data was last updated at 24 August, 2021 18:55:42 .

This website may only be used by consumers that have a bona fide interest in the purchase, sale, or lease of real estate of the type being offered via the website. The data relating to real estate on this website comes in part from the MLS® Reciprocity program of the Toronto Real Estate Board. The data is deemed reliable but is not guaranteed to be accurate.