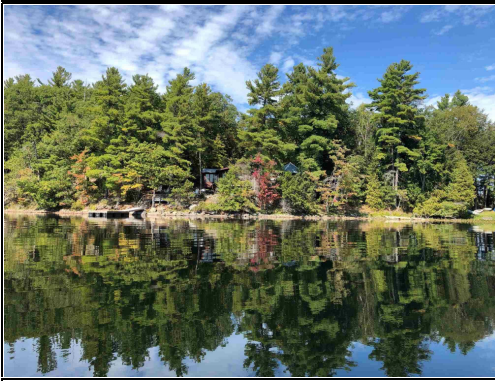


FOR SALE DOM: 3
 List Date: 3/20/2020
 Sold Date:

304 Green Island
 South Frontenac K0H 2P0
K20001587

Residential | Cottage | Freehold
\$269,000 (LP)
(SP)



Bungalow					
BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
2	0	1	0		
Age Range:		Unknown		Garage	No
SqFt Range:				Waterfront	Yes
Lot Size:		1,500.00 x			
Property Size:		3.0 - 9.99 Acres		5.70	

District: **Frontenac County**
 Sub-District: **47 - Frontenac South**
 Zoning: **Residential**
 PIN: **362250164**
 Taxes: **\$3,232.74 (2019)**
 Possession: **TBD**
 Access: **Water**
 Rentals: **None**

Legal Desc: **PT ISLAND C IN SHARBOT LAKE OLDEN PT 5 13R5589; CENTRAL FROTENAC**
 Directions: By boat, 10 minutes from Sharbot Lake Marina



Sharbot Lake
 WF (ft): **1,500.00** WF Exp: **South**

WF Features: **Dock, Stairs to WF**
 Shoreline: **Rocky, Sandy, Clean, Deep**

Ext Finish: **Aluminum Siding, Wood**
 Roof: **Metal**
 Foundation **Block, Posts**

Water	Sewer	Amps
Lake/River Intake	Other	

Basement	Basement Finish
None	
Heating Fuel	Heating Type
None	None
FP:	HW Heat: None

Driveway:
 D/W Details:
 Prkg Spaces:
 Garage Features:

Int Features: **Ceilings-greater than 8'**
 Ext Features: **Deck, Fire Pit, Gazebo**
 Services:
 Site Infl: **Gradual Slope, Hardwood Bush, Scenic View, Water View, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl:			Condo Elements:		

Chattels Included All existing furnishings, 2016 Jon Boat with 25HP mercury motor and trailer
 Ceiling Fan(s), Dock, Gazebo, Light Fixture(s), Refrigerator, Storage Shed

Fixtures Excluded None

Public Remarks Beautiful cottage located on Green Island, in the west basin of Sharbot Lake. Just a short 10 minute boat ride from Sharbot Lake marina to the south side of the island leads to this private getaway. Pull up to the newer floating dock and enjoy over 700 feet of great, south facing shoreline. There is approximately 10 - 12' of water depth off the end of the dock and a great swimming area for the little ones. This is a truly beautiful 2 bedroom cottage that is basic in nature but simply an awesome place to spend quality time with family and friends. The cottage is off-grid and comes completely set up ready to go with all the furniture, equipment, tools, composting toilet and even a 2016 Jon boat w/25hp mercy motor and trailer. Another point to note on this property is that if you like north facing waterfront this cottage has that as well. Being located on a narrow spot on the island gives this property the unique feature of two different shorelines each with over 700' and a total of over 5 acres of land to explore. Your island getaway awaits!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
GRTRM	MFLR	20 x 20	Laminate								
BDRM	MFLR	9 x 9	Laminate								
BDRM	MFLR	9 x 9	Laminate								
3PCB	MFLR	3 x 7	Vinyl/Linoleum								

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **Tammy Gurr**
 Broker
 E-mail: tammygurr@rideau.net
 Website: <http://www.gurreathomes.com>
 Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**

