

FOR SALE DOM: 0

1219 Hidden Valley LN

Residential | Detached | Freehold

List Date: 3/5/2021

Perth Road K0H 2L0

\$574,900 (LP)

Sold Date:

K21001036

(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
1	0	1	0		

Age Range: **41-50 Years** Garage **No**
 SqFt Range: **Waterfront Yes**
 Lot Size: **100.00 x 108.9**
 Property Size: **0.0 - 0.49 Acres**

District: **Frontenac County**
 Sub-District: **47 - Frontenac South**
 Zoning: **Residential**
 PIN: **362820158**
 Taxes: **\$1,797.92 (2020)**
 Possession:
 Access: **Private**
 Rentals: **None**

Legal Desc: **PT LT 22 CON 11 LOUGHBOROUGH AS IN FR730969 T/W FR730969 EXCEPT THE EASEMENT THEREIN RE: PT 8, 13R11592; T/W FR617943; SOUTH FRONTENAC EXCEPT FORFEITED**

H M S I W D Virtual Tour

Virtual Tour Virtual Tour Virtual Tour 2 Virtual Tour 3

Buck Lake

WF (ft): **100.00** WF Exp:

WF Features: **Boathouse, Bunkie/Sleeping Cabin, Dock**

Shoreline: **Natural, Sandy**

Ext Finish: **Vinyl Siding**
 Roof: **Asphalt Shingle**
 Foundation **Block, Wood**

Basement **Crawl** Basement Finish
 Heating Fuel **Propane Gas** Heating Type **Forced Air**

Driveway:
 D/W Details: **Gravel**
 Prkg Spaces:

Water **Drilled Well, UV System, Water Softener**
 Sewer **Holding Tank**
 Amps **100**

FP: HW Heat: **Electric**

Garage Features:

Int Features: **Carpet Free, Ceilings-greater than 8', Main Flr Laundry**

Ext Features: **BBQ Gas Hookup, Deck, Satellite Dish, Storage Shed**

Services:
Site Infl: **Gradual Slope**

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

Chattels Included Tarp shed can be included or removed

Ceiling Fan(s), Dryer, Light Fixture(s), Refrigerator, Satellite Dish, Storage Shed, Stove, Washer, Window Air Cond, Window Coverings

Fixtures Excluded Firepit, fridge in shed, BBQ, swim decks with ladder

Public Remarks Fantastic opportunity to enjoy beautiful Buck Lake. Situated on the south end of desirable Buck Lake, this home has been totally updated inside, nothing to do but relax and enjoy the view! Upgrades include new windows (2020), new high efficiency furnace (2020), new appliances (2020), insulation (2020), new bathroom (2020), new flooring (2020), drilled well (2020), and roof shingles (2015). This 1 bedroom 1 bathroom home also includes a sunroom overlooking the lake that would make a perfect office/studio. The large Bunkie (18' x 12') would be great for extra visitors when they show up. There is also a dock, a boathouse to store your toys, a large tool shed and a 10' x 16' deck to enjoy the sunsets.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	10'5x13'4		PORCH	MFLR	7'11x11'3					
KITCH	MFLR	19'5x9'									
PBDRM	MFLR	9'3x12'3									
3PCB	MFLR	8'10x6'10									
SUNRM	MFLR	14'6x7'11									

Listing Office 1: **RE/MAX FINEST REALTY INC., BROKERAGE** Listing Office



Compliments of: **PENNY BLAKE - MAIN: +1 613-507-3629**
SALESPERSON

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