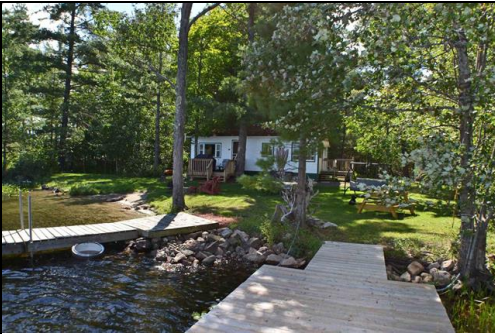


FOR SALE DOM: 1
 List Date: 8/26/2020
 Sold Date:

1316 B Leggat Lake RD
 Parham K0H 2P0
K20004947

Residential | Cottage | Freehold
\$440,900 (LP)
(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	1	0		

Age Range: Unknown
 SqFt Range:
 Lot Size: 229.00 x
 Property Size: 1.0 -2.99 Acres 2.60

Garage No
 Waterfront Yes

District: **Frontenac County**
 Sub-District: **45 - Frontenac Centre**
 Zoning: **Seasonal/Recreational**
 PIN: **362220330**
 Taxes: **\$5,632.00 (2020)**
 Possession: **T.B.A**
 Access: **Right of Way, Private**
 Rentals: **None**

Legal Desc: **SEE REALTOR REMARKS**

Virtual Tour

Virtual Tour Virtual Tour Virtual Tour 2 Virtual Tour 3

Leggat Lake

WF (ft): **1,298.88** WF Exp:

WF Features: **Dock**

Shoreline: **Sandy**

Ext Finish: **Wood**
 Roof: **Asphalt Shingle**
 Foundati... **Other**

Basement **None**
 Basement Finish

Driveway:
 D/W Details:
 Prkg Spaces:

Water **Lake/River Intake**
 Sewer **Septic**
 Amps

Heating Fuel **Electric**
 Heating Type **Baseboard**

Garage Features:

FP: HW Heat: **Electric**

Int Features:

Ext Features: **Deck, Fire Pit**

Services:

Site Infl: **Hydro to Lot, Water View**

Prkg Spc # # of Prk... Ownership Locker # Condo Fee: Assessment ? :

Condo Fees Incl: Condo Elemen...

Chattels Included Most Furnishings, to be determined.

Refrigerator, Stove

Fixtures Excluded Personal Belongings, some Furnishings.

Public Remarks Very Quiet and Private Cottage on Leggat Lake. Over 2.5 acres of Canadian Shield Treed Landscape encompassing most of a Peninsula, boasting 1298 Feet of waterfront. The 3 Bedroom Cottage is set close to the Lake, perfectly level access to the water and sand beach, excellent for swimming. Leggat Lake is a quiet Lake, offering good boating and fishing. A Gorgeous Property to relax and enjoy less than an hour from Kingston. Must be seen! Neighbouring Cottage also for sale, see MLS K20004949

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	14' x 10'		PORCH	MFLR	6'7 x 10'2					
KITCH	MFLR	12'1 x 16'		3PCB	MFLR						
MBDRM	MFLR	9'11 x 9'10									
BDRM	MFLR	10' x 9'10									
BDRM	MFLR	13'6 x 8.6									

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

Listing Office...



Compliments of: **RICHARD POTTER - MAIN: +1 613-545-5311**
 SALESPERSON

E-mail: **rpotter@kingstonhouses.com**
 Website: **http://www.kingstonhouses.com**

Company Name: **RE/MAX FINEST REALTY INC., BROKERAGE - MAIN: +1 613-389-7777**



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