

FOR SALE DOM: 0

2078 Eel Bay RD
Perth Road K0H 2L0
K21002402

Residential | Detached | Freehold
\$795,000 (LP)
(SP)

List Date: **4/22/2021**
Sold Date:



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
2	0	1	0		

Age Range: **41-50 Years** Garage **No**
 SqFt Range: **1401-1600** Waterfront **Yes**
 Lot Size: **193.00** x **221**
 Property Size: **0.5 -0.99 Acres**

District: **Frontenac County**
 Sub-District: **47 - Frontenac South**
 Zoning: **Rural Residential**
 PIN: **362790131**
 Taxes: **\$3,511.00 (2021)**
 Possession: **June**
 Access: **Municipal Road**
 Rentals: **None**

Legal Desc: **LT 3, PL 1540; LOUGHBOROUGH**

Virtual Tour

Virtual Tour Virtual Tour **Virtual Tour 2** **Virtual Tour 3**

Eel Bay

WF (ft): **128.00** WF Exp: **West**

WF Features: **Dock**
Shoreline: **Clean, Deep**

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

Water	Sewer	Amps
Drilled Well	Septic	

Basement Crawl, Partial	Basement Finish Unfinished
Heating Fuel Electric, Wood	Heating Type Baseboard, Fireplace, Stove
FP: Propane	HW Heat: Electric

Driveway: **Other**
 D/W Details: **Gravel**
 Prkg Spaces: **5**
 Garage Features:

Int Features: **Dining Room - Separate, Main Flr Laundry, Main Flr Master Bdrm**

Ext Features: **Deck, Fire Pit, Patio, Sleeping Cabin**
 Services: **Garbage Pickup, Hydro, Cell Service, Recycling Pickup**
 Site Infl: **Scenic View, Water View, Wooded Lot**

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

Chattels Included

Dishwasher, Dock, Dryer, Light Fixture(s), Refrigerator, Stove, Washer, Window Coverings

Fixtures Excluded None

Public Remarks Year round home on Eel Bay, Sydenham Lake. Well treed lot offering privacy with wonderful westerly views over the lake and gorgeous sunsets! 128 feet of shoreline with a excellent dock and good water depth for swimming and boating. Some features of this home include 2 Bedrooms, 1 Bathroom with Laundry, Large Family Room with excellent water views, Gas Fireplace and Wood Stove. Mostly all wood floors, Separate Dining Room (could be 3rd bedroom if needed) and Living Rooms. Lots of parking and a detached Bunkie setup now as a Home Office. Well located on a Municipal Rd maintained by the Township, close to the amenities of Sydenham, 30 minutes to Kingston. Great opportunity to be on the water this year!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	17' x 12'		BDRM	MFLR	7'10 x 18'8					
DINRM	MFLR	9'11 x 9'11		3PCB	MFLR						
KITCH	MFLR	11'5 x 13'9									
FAMRM	MFLR	19'2 x 24'5									
PBDRM	MFLR	11' x 14'9									

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



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SALESPERSON

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