



Price:	\$899,900	PIN / MLS® #: 362900568
Status:	Active	
Address:	4839 NOBLE LANE	
City:	SOUTH FRONTENAC, K0H 1H0	
Lot Size:	235 X IRREG	Major Area: Kingston and Area
Acreage:	2.5	District: Frontenac County
Approx. Sq Ftg Range:	2501-3000	Subdistrict: 47 - Frontenac South
		Zoning: RU1
		Elementary School:
		Secondary School:
Possession:	T.B.A. AUGUST 1 OR LATER	
Days on Market:	52	

LOUGHBOROUGH LAKE

Unbranded Virtual Tour
Property Overview

<http://goo.gl/photos/aEtAuiMz3kTZxDV7>

Exceptional Property on sought after Loughborough Lake, stunning 375 feet of level Waterfront on 2.5 Acres. One-of-a-kind, 3 Bedroom 2.5 bathroom Sprawling Bungalow of over 2800 Sq Ft. Impressive Open Concept Kitchen to Great Room with Vaulted Ceilings and Custom Fireplaces, Extensive use of Glass for magnificent views. Other features include Wrap Around Deck with Large Screened-In Porch overlooking the Lake, Beautiful Hardwood Floors, Steel Roof, High Efficiency Propane Furnace and Generator Hookup at Panel. There are three Garage's, A single Attached and two Detached, the Largest being 30' x 34' with workshop. This section of Noble Lane boasts some of the best Waterfront on Loughborough Lake, launch your boat right at the dock. All this and less than 20 minutes to the 401. For Waterfront Home Buyers this Property is a Must See!

Directions
Inclusions
Exclusions

Battersea, Noble Lane.
Central Vac, Dishwasher, Dock, Microwave, Refrigerator, Stove, Water Softener / All-in-One Front Load Washer/Dryer Combo, Two Hot Water Tanks.
None.

Type:	Single Family	1st Heat Source:	Forced Air-Propane	Foundation/Bsmt:	Block
Style:	Bungalow, Detached	2nd Heat Source:		Roof:	Metal
Title To Land:	Freehold	HVAC Features:	Central Air	Flooring:	Carpet, Ceramic, Hardwood
Property Size:	1.0 -2.99 Acres	Water:	Drilled Well	Interior Features:	Cathedral Ceiling(s), Central Vacuum, Dining Room, Ensuite, Fireplace(s)-Wood, Laundry-Main Floor
Land Features:	Landscaped	Sewage:	Septic	Exterior:	Wood
Accessory Buildings:	Heated Shop	Garage Type:	Attached, Detached, Inside Entry	Exterior Features:	Deck
Services:		Driveway:	Gravel, RV Parking	Access:	Private Road
Rental Equipment:	None	Documents On File:	Land Survey, Well Certificate/Drawing		
		Easements/Restrictions:			

Water Type: LAKE	WF (# Ft On Water): 375.00	S.R.A: Owned	Shoreline: Clean
Waterfront Features: Dock, Waterfront			
WF Accessory Buildings:		WF Exposure: North West	

Total # Of Bedrooms: 3+0	Sign: Yes	Property For: Sale	Sale Type:
Full/Half Baths: Full:2 Half:1	Garage: Yes	Approx. Age Range: 41-45	
# Of Kitchens: 1			

Floor	Room	Size	Floor	Room	Size
MLEVL	KITCHEN	17' X 24'	MLEVL	BEDROOM	15' X 14'
MLEVL	LIVING ROOM	26' X 39'	MLEVL	BEDROOM	11'7 X 15'2
MLEVL	DINING ROOM	10'6 X 11'	MLEVL	4 PIECE BATHROOM	
MLEVL	FAMILY ROOM	17'5 X 15'1	MLEVL	LAUNDRY	6'4 X 16'10
MLEVL	FOYER	8'6 X 17'	MLEVL	2 PIECE BATHROOM	
MLEVL	MASTER BEDROOM	13'6 X 14'	MLEVL	MUDROOM	6'8 X 14'6
MLEVL	3 PIECE ENSUITE				

Full Assessed Value: \$972000	Current Assessed Value: \$880500 (2017)	Taxes: \$7655 (2017)	Improvements:
Road Maintenance Fee: \$420/YEAR			

Listing Office: **RE/MAX FINEST REALTY INC., BROKERAGE - K198**



Compliments of: **RICHARD POTTER, Sales Person: 613-545-5311**
 E-mail: rpotter@kingstonhouses.com
 Website: <http://www.kingstonhouses.com>
RE/MAX FINEST REALTY INC., BROKERAGE - K198,
INDEPENDENTLY OWNED AND OPERATED: 613-389-7777

