

FOR SALE DOM: 1

List Date: **6/5/2019**

Sold Date:

1523 Snyder Bay LN

North Frontenac K0H 1K0

K19003685

Residential

Detached

Freehold

\$1,450,000 (LP)

(SP)



Virtual Tour

Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
4	0	3	0		

Age Range: **11-20 Years** Garage **Yes**
 SqFt Range: Waterfront **Yes**
 Lot Size: **124.70** x **303**
 Property Size: **1.0 -2.99 Acres** **1.20**

District: **Frontenac County**
 Sub-District: **53 - Frontenac North**
 Zoning: **RW**
 PIN: **361810576**
 Taxes: **\$4,066.86 (2018)**
 Possession: **TBD**
 Access: **Private**
 Rentals: **None**

Legal Desc: **PT LT 1, 1A PL 1115 PT 1,2 & 3, 13R18511; PT RDAL ALONG MAZINAW LAKE BARRIE PT 4, 13R18511 CLOSED BY FR760288 S/T FR605298; NORTH FRONTENAC.**

Directions: **County Road 41 North to Head Rd., Left on Shabomeka Lake Rd., Left on Snyder Bay Ln. Follow to**

Lower Mazinaw Lake

WF (ft): **124.70** WF Exp: **South West**

WF Features: **Beach, Dock, Dry Boathouse**

Shoreline: **Sandy, Shallow, Clean**

Ext Finish: **Stone, Vinyl Siding**
 Roof: **Metal**
 Foundation **ICF, Poured Concrete**

Water	Sewer	Amps
Shore Well, Water Treatment	Septic	200

Basement Full Basement	Basement Finish Fully Finished
Heating Fuel Geothermal, Propane Gas	Heating Type Forced Air, Furnace-Combo
FP: Propane	HW Heat: On Demand

Driveway: **Double**
 D/W Details: **Circular, Gravel**
 Prkg Spaces: **8**

Garage Features:
2 Car, Attached, Garage Door Opener, Heated, Inside Entry, Insulated

Int Features: **Built-In Appliances, Ceilings-greater than 8', Central Air, Central Vacuum, HRV System, Main Fir Laundry, Main Fir Master Bdrm, Wet Bar**

Ext Features: **Deck, Exterior Lighting, Fire Pit, Hot Tub, Storage Shed**

Services: **High Speed Internet, Hydro, Telephone, Cell Service**

Site Infl: **Gradual Slope, Scenic View, Water View, Wooded Lot**

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

Chattels Included Most furniture, ice maker, beer dispenser

Carbon Monoxide Detector, Ceiling Fan(s), Central Vacuum, Dishwasher, Dock, Dryer, Freezer, Garage Door Equip, Hot Tub, Hot Tub Equip, Light Fixture(s), Microwave, Refrigerator, Smoke Detector, Storage Shed, Stove, Washer, Water Purifier, Whirlpool Tub, Window Coverings

Fixtures Excluded Personal items

Public Remarks Stunning home on Lower Mazinaw Lake! On a level lot with spectacular views, this unique home will leave you in awe from the moment you walk in the door. The house has been superbly designed & finished and the lot is one that is hard to come by with level access, sandy waterfront, and a solid boathouse & dock. From the waterfront, you will see a wall of windows on both levels of this home providing great natural light. For variety, there is a lighting system inside & out that must be seen to appreciate with accent lighting throughout and multi-coloured LED lighting in the basement to suit your mood with many colours to choose from. From the walkout basement you can enjoy a large deck and access to the cozy & private hot tub area along with access to the 2 car garage complete with floor drains, grease trap & large steel work bench. The main level has a grand deck with aluminum planking, glass railings & a propane fireplace; a great place to sit & relax while enjoying peaceful westerly views over the lake. Custom stainless stairs lead to a spacious kitchen with built-in appliances, a large dining room, two bedrooms, a full bathroom, and master bedroom with ensuite bath, propane fireplace & private den/loft with water views. Mazinaw Lake is one of the deepest inland lakes in Ontario and has good fishing. The Mazinaw Rock features over 260 Native pictographs - the largest visible collection in Canada. Bon Echo Provincial Park borders the Narrows where Lower and Upper Mazinaw lakes divide.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	12'4 x 17'7	Ceramic	BDRM	MFLR	10'5 x 9'2	Engineered	BDRM	BLVL	9'6 x 11'8	Cement
FOYER	MFLR	14'6 x 8'11	Ceramic	MBDRM	MFLR	22'7 x 20'11	Engineered	3PCB	BLVL	13'2 x 8'5	Cement
DINRM	MFLR	23'3 x 10'6	Engineered	LAUND	MFLR	12' x 8'	Engineered	UTLRM	BLVL	9' x 15'11	Cement
BDRM	MFLR	10'5 x 9'	Engineered	5PCE	MFLR	11'11 x 14'6	Ceramic	CLDRM	BLVL	7'3 x 16'	Cement
3PCB	MFLR	5'1 x 9'3	Ceramic	RECRM	BLVL	41' x 23'3	Cement	LOFT	2LVL	9'9 x 12'2	Engineered

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



Compliments of: **TAMMY GURR**
Broker

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