

# Dog Lake Waterfront



4541 Wild Life Lane

**\$274,200**

Original price: \$274,200

MLS area: 47

MLS#: 07607119

BG#: 4541w

## Features

- \* Exceptional View
- \* Updated Kitchen Cabinetry
- \* Propane Fireplace & Woodstove
- \* Master With Patio Doors To Deck
- \* Flat 100 ft Shoreline
- \* Kitchen Eating Bar
- \* Detached Garage
- \* 20 Mins To Kingston
- \* Updated Electrical
- \* Dock & Boat House

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7  
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# Beautiful Vista Waterfront

MLS #: 07607119

Status ACTIVE

**Price: \$274,200**

|                               |                               |                                 |
|-------------------------------|-------------------------------|---------------------------------|
| Address: 4541 Wild Life Lane  | Municipality: Frontenac South | HRV System: No                  |
| Legal: Plan 831 Lot 41        | Subdivision:                  | Air Conditioning: Yes           |
| Owner: Matt Mundell           | MLS Area: 47                  | Central Vac: No                 |
| Occupant: Owner               | County: Frontenac             | TV Tower: No                    |
| Lot Size: 100 ft x 152 ft     | Postal Code: K7N 2A1          | Exterior: Vinyl Siding          |
| Type: Res                     | Poss: TBA                     | Floors: Ceramic, Carpet & Vinyl |
| Zoning: Res                   | Side of Road:                 | Basement: Crawl                 |
| Sq Ft:                        | House Age: 50+                | Foundation: Block               |
| Taxes: 1720.20                | Condo Fee: n/a                | Basement Exit: No               |
| Year: 2007                    | Fee Includes: n/a             | Water Softner: No               |
| Waterfront: Dog Lake          | Heating Cost:                 | Water Treat Equip:              |
| In Law Suite: No              | Heat: Baseboard               | UV Light:                       |
| Storage Shed: Yard Fenced: No | Fuel: Electric                | Water Source: Drilled Well      |
| # of Rooms:                   | Oil Tank Date: n/a            | Well GPM:                       |
| Bedrooms: 2                   | # Amps: 100                   | Sewage: Holding Tank            |
| Below:                        | Roof: Asphalt                 | Tile Bed Age:                   |
| Bathrooms: 1                  | Circuit Breakers: Yes         | Pool Type: n/a                  |
| Half Bath:                    | Hot Water Tank Rental: Yes    | Garage/Parking: Detached        |
| High Efficient: Heat Pump:    | Hot Water Tank Fuel: Electric | Driveway Width: Single          |
| Ensuite: No                   |                               | Driveway Surface: Gravel        |
| Chattels: dishwasher          |                               |                                 |

Exclusions:

Rental Equipment: HWT

Directions: Montreal St to Milburn Rd To Ormsbee Rd To Wild Life Lane.

MLS Remarks: The tranquil view of water and islands sets an incredible stage for this well cared for two bedrooms bungalow with propane fireplace, woodstove and updated kitchen with eating bar. Lay in bed in the spacious master and absorb the outstanding views and sunsets, or relax on the deck with views most people can only dream of.

Notes: Current owners pump holding tank every two years. Shingles were replaced in 2004 & Dishwasher was 2005.



**Make Your Offer!**



**Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record**

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