



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Escape to your private dream retreat at 1340 Cannon Trail, Cloyne ON, nestled in the tranquil beauty of North Frontenac. This charming three-season cottage, set on the shores of Marble Lake, offers a perfect blend of comfort, relaxation, and adventure. Accessible via a private road, the cottage is southwest-facing, giving you the gift of breathtaking sunsets from the large deck or the cozy screened-in porch. The interior exudes warmth, with its wood-paneled walls and ceilings, large windows that fill the space with natural light, and a woodstove to keep you warm on cooler evenings.

Built in 1993, this well-maintained cottage features a durable vinyl exterior, a metal roof, a septic system and lake-drawn water. With one bedroom and loft, there's plenty of space to unwind.

Outside, the property truly shines, with paths that lead to 350 feet of sandy and stone shoreline, perfect for swimming or water activities. The shallow waters are ideal for children, while the expansive lake views provide a stunning backdrop for your days spent on the water.

Additional features include handy outbuildings and a garage with workshop, making this cottage not just a retreat but also a home away from home.

Whether you're looking for peaceful solitude or an adventure-filled weekend, this waterfront sanctuary at Marble Lake offers a serene escape in a pristine natural setting. Your ideal getaway awaits.

# Property Details

**ADDRESS:** 1340 Cannon Trail, Cloyne Ontario K0H 1K0

SQ. FT:	755 Sq Ft Above grade. (MPAC)
BEDROOMS:	1 Bedroom with loft space.
BATHS:	1; 2 Piece with rough-in for shower.
LAUNDRY:	None.
BASEMENT:	Crawl.
AGE:	31 years (1993) MPAC
ELECTRICAL:	200 AMP Breaker panel.
ROOF:	Metal.
FOUNDATION:	Concrete.
FLOORS:	Vinyl tile main floor, unfinished press board in loft.
CEILINGS:	Wood cathedral.
WINDOWS:	Wood frame 1993, vinyl.
EXTERIOR:	Vinyl Siding.
INTERIOR:	Wood walls and ceiling, large windows and high ceiling.
PARKING:	Single private drive, multiple parking spaces.
GARAGE:	Detached single car garage with power and workshop.
LOT SIZE:	329.81' X 694.61' – 9.295 acres (Geowarehouse).
ZONING:	LSW & LRR
TAXES:	\$3,180.27 (2024)
ROLL #:	104201001019300

PIN #:	361770381
HIGH SPEED INTERNET:	Available.
HEATING:	Wood stove, wall heater at door.
COOLING:	None.
COSTS:	Unknown.
RENTALS:	None known.
WATER:	Lake water intake not potable. Owned HWT.
WASTE:	Private septic system.
TRASH COLLECTION:	None; trash must be moved to the waste site privately.
LOT DESCRIPTION:	Private mature treed lot, paths throughout property to waterfront. Outbuildings, storage and garage with workshop.
ROAD TYPE:	Cannon and Salmonberry are private roads, not assumed by the municipality.
INCLUSIONS:	Everything in and on property at closing is included in sale.
FIXTURES EXCLUDED:	Not everything seen at time of showing may be present at closing.
SUGGESTED DEPOSIT:	\$20,000.00.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Full Home, Septic and WETT Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour