

# **\$609,000 - 308c Henry Lane, Frontenac (frontenac South)**

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MLS® #X12018779

**\$609,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

47 - Frontenac South, Frontenac (frontenac South), Ontario

Lakefront living awaits! Sitting nestled in the trees on a hill above beautiful Thirty island lake sits this charming property. A beautifully landscaped yard surrounds this 3-bedroom, 1-bathroom home. The main floor plan consists of a large open living room, dining area with propane stove and attached kitchen. There is also a main floor bedroom and a three-piece bathroom located on this level. Up the stairs, you will find two large bedrooms with dormers overlooking the beautiful yard and waterfront. The internet at this property is great for your work from home potential! The house sits on a spray foam insulated crawl space and has a heated waterline and UV system. Walk through the gardens and down the pathway to a gradual staircase that will take you to the waterfront. Once you are down at the lake, you will find a large storage shed, a sandy beach area and deeper water off the end of the dock. Located right out front is your very own island that you can access by walking from the beach area. Your kids or grand-kids will love this waterfront and be able to explore their island while playing and creating lasting lake memories. Thirty Island Lake is approximately 558 acres in size and has a maximum depth of 105' and an average depth of 37'. Fishing here is fantastic with large and small-mouth bass, black crappie and northern pike. This property is located only 24



minutes from the Village of Westport where you will find most amenities or about 45 minutes to Kingston. This waterfront home or cottage is warm and welcoming and ready for its new owner to make memories at the lake!  
(id:6289)

### Essential Information

Listing #	X12018779
Price	\$609,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	308c Henry Lane
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1T0

### Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless, Telephone
Features	Wooded area, Rocky, Hilly
Parking Spaces	3
Parking	No Garage
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Furniture, Stove, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	2

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	141.1 x 110 FT
Foundation	Block

## Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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