

\$599,900 - 1008b Gordie Lane, North Frontenac (frontenac North)

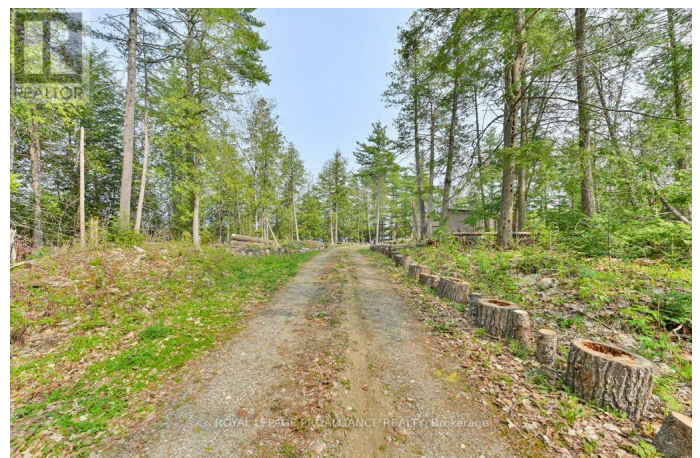
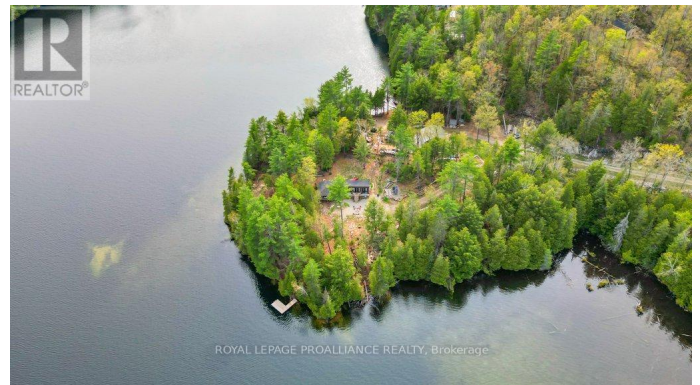
MLS® #X12019806

\$599,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Frontenac North, North Frontenac (frontenac North), Ontario

Located on the north shore of Canonto Lake, this NEWER 3 Season cottage property includes 1.8 acres and a pristine 736.94 waterfront with Southeast views. The Canada Builds Co., Prefab cottage includes 2 bedrooms, living room, eat-in Kitchen, 3 pce bathroom, custom 8ft. tall terrace doors, custom barn doors separating bedrooms, and a new Napoleon propane fireplace to stem the chill in shoulder seasons. Newly (2021) installed 240 SqFt screened in porch provides 270* views of the waterfront point and a 480 sqft Utility room below for all your toys and storage. If you still need space there are plenty of Bunkie build sites for additional guest or family! This is an Off-grid power source, includes 4 x 265-watt panels, Magnum 4000 watt inverter/charger system, Midnite 150 MPPT solar charge controller, 8.6 volt 400ah deep-cycle batteries, and Unique Brand Off-grid appliances- Refrigerator & 24" propane cook-top. All the heavy investing is completed and ready for your cottage enjoyment!! The nearby Crown Land and Palmerston Canonto Conservation Area Recreational Hiking Trails provide hours of additional outdoor enjoyment for you and your family. Canonto Lake is located in the township of North Frontenac, northeast of the town of Ompah, Ontario with a lake perimeter of 17.4 kilometers, a maximum depth of 21.4



meters and an average depth of 3.8 meters. Located in the Mississippi River watershed, the lake is fed from Palmerston Lake to the southwest and it drains into the West Branch of the South Clyde River at its outlet. Excellent fishing-Walleye, Pike, Small & large mouth bass and Lake trout in Canonto Lake. Framed by North Frontenac's steep topography, one of the lakes main features is its remoteness with 91% of the lakefront in natural condition. 1 hour north of Kingston, 2 hours west of Ottawa, 3 hours east of Toronto, come to Canonto Lake for the sunrise and day long water enjoyment, swimming, fishing (small mouth bass & walleye) and nature exploring. (id:6289)

Essential Information

Listing #	X12019806
Price	\$599,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1008b Gordie Lane
Subdivision	Frontenac North
City	North Frontenac (frontenac North)
Province	Ontario
Postal Code	K0H2J0

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Fireplace(s)
Utilities	Wireless
Features	Wooded area, Irregular lot size, Partially cleared, Flat site, Carpet Free, Solar Equipment

Parking Spaces	6
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Propane Other
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Concrete, Vinyl siding
Lot Description	763 x 629.4 FT 1/2 - 1.99 acres
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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