

# **\$984,900 - 2800 Front Road, Frontenac Islands (the Islands)**

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MLS® #X12108704

**\$984,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

04 - The Islands, Frontenac Islands (the Islands), Ontario

A boaters paradise on over 1.3 acres of gently sloping land down to over 260 feet of accessible waterfront, this spectacular 3 bed / 2 bath home is now on the market for the very first time. Less than five minutes east of the ferry in Stella, this property offers stunning views over the lake from both inside and outside the home and a detached heated garage / shop. The huge tiled kitchen is ideal for entertaining, offering plenty of room for a dining area and includes two stainless fridges, a gas stove, dishwasher and miles of counter top & food prep area. The enormous primary bedroom suite with a large walk-in closet and a private ensuite bath includes both a tiled and glass shower enclosure and a jetted tub. A great living room with more of those beautiful lake views also has a patio walk out to a private, covered deck with a sitting area and hot tub. Heated radiant floors in this slab on grade build with wide doorways throughout the home allow for anyone with current or future potential mobility issues to navigate the home with assistance of devices. The waterfront has some amazing improvements that include a concrete wharf base and shoreline walk way with boat cleats on the sheltered side, a cantilevered dock extending out beyond it into the lake and your own concrete boat launch for easy access into and out of your private berth. Enjoy peace of mind with an automated



generator system tied into the home with an efficient electric boiler providing your heat, augmented by the gas fireplace in the living room. The heated and fully powered shop offers a pile of options for storage and projects in addition to room for a vehicle, plus two additional utility sheds for a boat, lawn tractor and more equipment. Loved and maintained in immaculate condition by the family that built it in 2002, this property offers beautiful lakefront living, amazing water access and solid workmanship providing easy island living and peace of mind. (id:6289)

### Essential Information

Listing #	X12108704
Price	\$984,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	2800 Front Road
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2S0

### Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Sloping, Lighting
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Hot Tub, Central Vacuum, Water Heater, Dishwasher, Dryer, Stove, Washer, Water softener, Refrigerator
Heating	Propane Radiant heat
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### Exterior

Exterior	Brick
Lot Description	262.5 x 262 FT
Foundation	Slab, Insulated Concrete Forms

### Listing Details

Listing Office	RE/MAX FINEST REALTY INC., BROKERAGE
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