

\$459,900 - 250 Younge Lane, Frontenac (frontenac South)

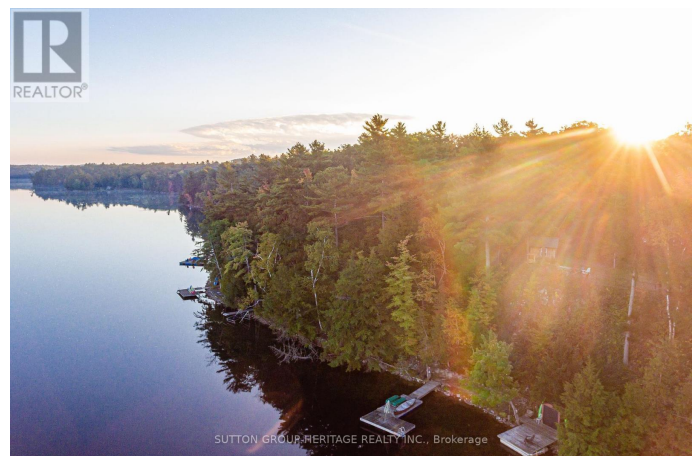
MLS® #X12150013

\$459,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to 250 Younge Lane, Godfrey, a charming waterfront cottage on beautiful spring fed White Lake, offering the ideal setting for relaxation and outdoor enjoyment. This updated 2-bedroom, 1-bathroom cottage also includes a finished and insulated Bunkie, providing additional guest accommodation. On .65 Acres, with a northwest-facing view, you'll enjoy breathtaking sunsets over the water and sunrises from behind the cottage. The open-concept kitchen and living room feature calming neutral tones and walk out to a spacious deck overlooking the lake, perfect for outdoor dining or simply taking in the view. The interior has been fully spray-foamed for insulation, and a newly added ductless split system provides both heating and air conditioning, allowing for extended seasonal use, a few minimal things need to be done for the cottage to be a four season (needs a heating line for the water line, pump, pressure tank and hot water tank needs an in-closed insulated space with a heater). The waterfront offers excellent swimming from the dock, and includes two newer docks, a shed, and 100 feet of shoreline. The level shoreline and expansive deck create an ideal setting for summer barbecues and family gatherings. A firepit area atop the small hill offers panoramic lake views and a path leading down to your private swimming and fishing spot. Located 17



min to Verona, 22 min to Westport, 24 min to Harrowsmith, and 40 min to Kingston, property is close to amenities, restaurants and a grocery store, while offering the peacefulness of lakeside living. White Lake is perfect for fishing, kayaking, canoeing, and boating. Currently operating as a successful Airbnb, the property presents excellent potential for income generation while also serving as a personal retreat. Metal Roof. Lane Way is part of the lot and is a right of way for two cottages passed the cottage, its not a through road. Good size lake to explore by canoe or Kayak or by Motor Boat. Come and enjoy the Sunset & Lake. (id:6289)

Essential Information

Listing #	X12150013
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	250 Younge Lane
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1T0

Amenities

Utilities	Electricity
Features	Wooded area
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture, Water Heater, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit
# of Stories	1

Exterior

Exterior	Wood
Lot Description	100 x 296.6 FT
Foundation	Block

Listing Details

Listing Office	SUTTON GROUP-HERITAGE REALTY INC.
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