

\$574,900 - 1165b Kirk Kove Road, Frontenac (frontenac Centre)

MLS® #X12244368

\$574,900

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

45 - Frontenac Centre, Frontenac (frontenac Centre), Ontario

Tucked along the southern shores of Big Gull Lake, 1165B Kirk Kove Road offers the kind of privacy and space that's hard to find with just under 9 acres of wooded land and a remarkable (approx) 1,500 feet of waterfront. Approx 10 years old, this fully winterized 1.5-storey cottage/home blends seasonal charm with ability for year-round comfort. Inside, you'll find approximately 1,700 square feet of living space, including four bedrooms and a main-level bathroom, all finished with durable laminate flooring and warmed by a striking 20-foot-high wood-burning fireplace, an ideal spot to gather after a day on the lake. The open-concept main floor is functional and inviting, featuring a bright kitchen, dining area, and a spacious family room. A screened-in porch offers a relaxing place to take in the views without the bugs, while the second-floor loft adds flexible space for guests or a cozy reading nook. Water access is straightforward with both road and boat accessibility, and the private dock extends into a weedy shoreline with a direct connection to Big Gull Lake via a creek great for paddlers and boaters alike. The drilled well provides clean, deep water, and there's a detached two-car garage plus a shed for extra storage. Located off a shared gated road used by just three other cottagers, the property strikes a nice balance between seclusion and community. Whether you're



planning to spend weekends or all four seasons here, this cottage offers a rare combination of space, access, and waterfront tranquility in the heart of Frontenac County just north of Hwy 7/Arden and East of 41 and Harlowe. (id:6289)

Essential Information

Listing #	X12244368
Price	\$574,900
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1165b Kirk Kove Road
Subdivision	45 - Frontenac Centre
City	Frontenac (frontenac Centre)
Province	Ontario
Postal Code	K0H1B0

Amenities

Utilities	Electricity, Wireless
Features	Wooded area, Irregular lot size, Rolling
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture
Heating	Other
Cooling	None
Fireplace	Yes

of Fireplaces 1
of Stories 2

Exterior

Exterior Vinyl siding
Lot Description 1500 x 716 FT|5 - 9.99 acres
Foundation Block

Listing Details

Listing Office FAIR AGENT REALTY



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