

\$1,449,000 - 1012 Applewood Lane, Frontenac (frontenac South)

MLS® #X12257458

\$1,449,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to Applewood Estates, an exclusive waterfront community with deeded lake access and a boat slip, all just 20 minutes north of Kingston. This custom-built, 3,200 sq. ft. all-brick two-storey home blends timeless elegance with modern amenities. Featuring three generously sized bedrooms and 2.5 baths, the home boasts engineered maple hardwood throughout, with tile in all wet areas. The main floor includes a spacious kitchen with floor-to-ceiling maple cabinetry, quartz counter-tops, gas stove, 30" stainless apron sink, and a 10' x 4' island with bar fridge and seating for five. The impressive 10' x 5.9' walk-in pantry is equipped with maple cabinetry, quartz counter-top, soaker sink, and open shelving. Adjacent to the kitchen, you'll find a formal dining area and a cozy family room with vaulted ceiling and wood-burning fireplace. The main floor also includes a private office and an oversized mud/laundry room off the garage entry, complete with cabinetry, sink, and quartz counter-top. Custom maple staircase leads to the second level, where the primary bedroom offers a luxurious 5-piece ensuite featuring a 3' x 6' glass shower with bench, double sinks, soaker tub, and a walk-in closet. The second floor also features a bright 25' x 24.9' family room with 11'+ vaulted ceiling, an electric fireplace, and rough-in for a wet bar. Additional



highlights include a 25' x 25' double-car garage with main floor entry and direct basement access, 10' poured foundation, and 9' ceilings on both the first and second floors. The exterior walls are spray-foam insulated, plus wrapped in OSB, and foam board insulation. Modern comforts include reverse osmosis drinking water to the fridge, water softener, UV light system, forced air propane furnace with air conditioning, an owned on-demand propane hot water heater, and exterior soffit lighting. Bell and WTC Fiber high-speed Internet are available. (id:6289)

Essential Information

Listing #	X12257458
Price	\$1,449,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1012 Applewood Lane
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1X0

Amenities

Amenities	Park, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Wooded area, Irregular lot size, Conservation/green belt, Carpet Free
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water purifier, Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Brick
Lot Description	574 x 223.1 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX SERVICE FIRST REALTY INC., BROKERAGE



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