

\$1,122,500 - 1718 Blue Heron Ridge, Frontenac (frontenac Centre)

MLS® #X12264867

\$1,122,500

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to 1718 Blue Heron Ridge, a spacious year-round home on the shores of sought-after Kennebec Lake. Set at the end of a quiet, privately maintained road, this custom-built raised bungalow offers 4000 square feet of finished living space, thoughtfully designed for family or multi-generational use. Enjoy deep, clean water off the end of the dock, ideal for swimming, or relax in the gazebo perched along the ridgeline, surrounded by landscaped acre of gorgeous perennial gardens and, extensive decking. Inside, the open-concept main floor features a vaulted pine ceiling, wide-plank oak flooring, and a large, upgraded kitchen with large island, granite counters, and a farmhouse sink. Patio doors lead from the kitchen to a large and recently re-built deck, from which you can walk down to the back yard and the water below. The main level also includes a living room with wood-burning fireplace, a den with custom cabinetry, a home office, and two bedrooms, including a generous primary suite with luxurious ensuite and walk-in closet. An indoor hot tub looks out over the water and the second bathroom features a large cedar sauna. Downstairs, the walkout lower level offers two additional bedrooms, a bathroom, a family room, games area, wet bar, multiple storage, utility, and hobby spaces, and a cold room. The detached



garage has space for 2 cars as well as a large 30'x9' woodworking shop. Major updates since 2020 include kitchen and bathroom renovations, new exterior doors and patio doors, rebuilt front, rear, and side decks, and a new AC unit. The private road is cleared and maintained by the Blue Heron Ridge Road Association (fee is \$150/year). This beautiful waterfront home is only 1 hour from Kingston, 2 hours from Ottawa, and 3 hours from downtown Toronto. Come experience lakefront living at its finest! (id:6289)

Essential Information

Listing #	X12264867
Price	\$1,122,500
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1718 Blue Heron Ridge
Subdivision	45 - Frontenac Centre
City	Frontenac (frontenac Centre)
Province	Ontario
Postal Code	K0H1B0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Electricity Connected
Features	Irregular lot size, Gazebo, Sauna
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Water Heater, Water softener, Garage door opener remote(s), Dishwasher, Microwave, Stove, Refrigerator
Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	223.1 x 214.8 FT 1/2 - 1.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office COLDWELL BANKER FIRST OTTAWA REALTY



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Listing information last updated on November 5th, 2025 at 12:01am EST