

\$659,900 - 1058 Wellman Road, Frontenac (frontenac North)

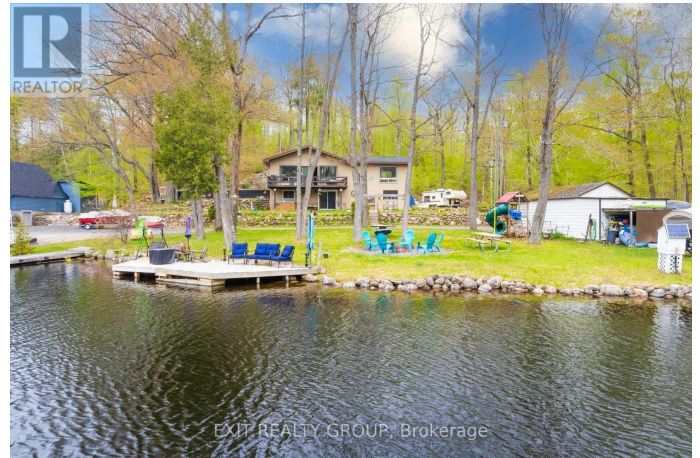
MLS® #X12272446

\$659,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

53 - Frontenac North, Frontenac (frontenac North), Ontario

WATERFRONT ON LOWER MAZINAW LAKE! Don't miss out on this rare opportunity to own a slice of paradise in the Land O' Lakes region! Welcome to your dream waterfront escape in Cloyne, Ontario - where serenity meets starlight. Nestled on over an acre of lush, tree-lined land, this enchanting four-bedroom, two-bathroom raised bungalow offers more than 170 feet of pristine water frontage along the tranquil Lower Mazinaw Lake. By day, gaze out from your kitchen at shimmering waters that stretch up the 14km long river. By night, step outside to be wrapped in the wonder of clear, northern skies-where the stars spill endlessly above you, mirrored softly in the still Lake below. Enjoy peaceful privacy on a property that fronts onto Wellman Road and backs onto the secluded calm of Shabomeka Road. Launch your next adventure right from your private boat launch with a mix sandy base, or take a short, magical 10-minute boat ride to the breathtaking Bon Echo Cliffs - towering walls of stone that glow in the golden light of sunset. Smarts Marina is less than a minute from your dock. This four-season haven is located on a municipally maintained, year-round public road with school bus service, making it ideal for both full-time living and weekend escapes. The walkout basement offers in-law suite potential or a cozy guest retreat for nights when the



stars beckon visitors to stay just a little longer. Whether you're seeking a family getaway, an investment opportunity, or a forever home in the heart of Ontario's Land O' Lakes region, this is more than a property - it's a piece of paradise wrapped in water, wilderness, and wonder. Let your story unfold beneath a canopy of stars, where the magic of waterfront living begins. (id:6289)

Essential Information

Listing #	X12272446
Price	\$659,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1058 Wellman Road
Subdivision	53 - Frontenac North
City	Frontenac (frontenac North)
Province	Ontario
Postal Code	K0H1K0

Amenities

Amenities	Beach, Marina, Fireplace(s)
Utilities	Cable, Electricity, Electricity Connected, Telephone
Features	Hillside, Wooded area, Irregular lot size, Sloping, Waterway, Carpet Free
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Range, Dryer, Microwave, Play structure, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Lot Description	170.6 x 413.6 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office EXIT REALTY GROUP



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Listing information last updated on November 4th, 2025 at 6:46pm EST