

\$799,900 - 1245 North Shore Estates Lane, Frontenac (frontenac North)

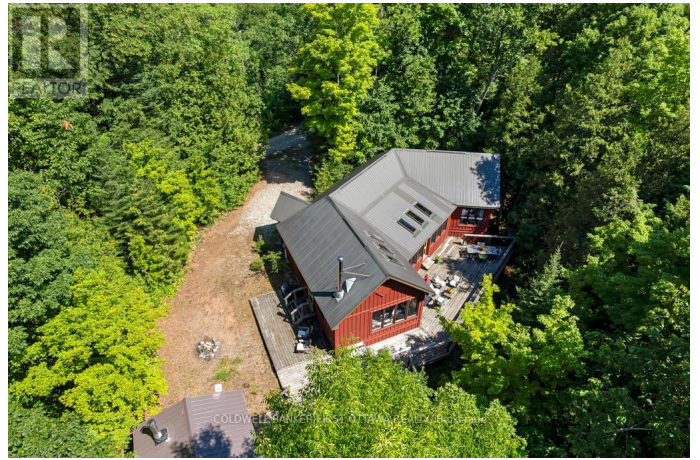
MLS® #X12302650

\$799,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

Set on 0.64 acres along the pristine northern shore of Palmerston Lake, this well-built 3-season home offers comfort, charm, and the potential for year-round use. Constructed in 2007 and meticulously maintained ever since, the cottage sits on a walkout foundation and was built to a standard that makes future conversion to four-season living straightforward - just add insulation and drywall. With three bedrooms and one full bath in the main cottage, plus a separate one-bedroom bunkie with a composting toilet, there is plenty of space for family and guests. The open-concept kitchen, dining, and living area is perfect for gathering, while the screened-in porch provides a peaceful retreat on rainy days. The lower-level walkout remains unfinished, offering flexible space for storage or future living areas. Outside, an oversized deck looks out through the forest to the water below. Two docks and a diving platform invite long summer days in the deep, clean water that makes Palmerston one of the most sought-after lakes in North Frontenac. Located on a year-round privately maintained road, the property also benefits from a new Bell tower nearby, offering excellent internet and cell service. Much of the furniture is available for purchase, making it easy to step right into cottage life. Just under an hour to Perth and 1.5 hours to Kanata, this is a rare opportunity



to own on one of the Ottawa Valley's most desirable lakes. Whether you're searching for a ready-to-enjoy seasonal retreat or a cottage with clear potential to become a year-round lakefront home, this property is well worth a look. (id:6289)

Essential Information

Listing #	X12302650
Price	\$799,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	1245 North Shore Estates Lane
Subdivision	53 - Frontenac North
City	Frontenac (frontenac North)
Province	Ontario
Postal Code	K0H2J0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Electricity Connected
Features	Cul-de-sac, Hillside, Wooded area, Irregular lot size, Sloping, Carpet Free, Country residential, Guest Suite
Parking Spaces	4
Parking	No Garage
View	View of water, Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Lot Description	231.3 x 154.5 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office COLDWELL BANKER FIRST OTTAWA REALTY



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