

\$724,500 - 1005 Hoyle Lane W, Central Frontenac (frontenac Centre)

MLS® #X12363428

\$724,500

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Frontenac Centre, Central Frontenac
(frontenac Centre), Ontario

Cozy WATERFRONT 4 season cottage with year round access was used as a home for the last seven years. This 3 bedroom bungalow which was converted to 2, can easily be restored back to 3. Bright living room and kitchen provide breathtaking views of the lake. There is a 3 piece bathroom and laundry facilities. Picture yourself enjoying a gathering in your bug free environment in the amazing 24' x 12' sunroom accessed from the living room or the lakeside deck. Propane and electric heat sources are available during the winter months. The crawl space is insulated and heated. The property level access on the north shore of beautiful Silver Lake makes it a perfect place to relax and enjoy all it has to offer. Great fishing, boating and swimming. Backup power is included in the event of power failures. This property offers 4 decks, a 24' x 12' deck on the lakeside, a 6' x 12' deck off the side entrance, another off the guest room 6' x 10' and a 10' x 10' deck at the water's edge. There is an 8' x 16' floating dock perfect for lounging and a 16' x 4' dockmaster to dock your watercrafts. Enjoy time on the lake with the included raft, paddle boat and kayak. The location is quite convenient being only 15 minutes from Sharbot Lake, 25 minutes from Perth & Westport and 1 hour from Kanata & Kingston. Various upgrades including; 2018 - attic reinsulated. 2019 - new



soffits, fascia and gutters with leaf guards, drilled well including heat line, Generlink & Generator system. 2020 - new front and side decks. 2022 - laundry facilities. 2024 - new well water treatment system including: hot water heater, pre-filters, water softener, U.V. light, pump & water tank for lake drawn water system perfect for watering the beautiful perennial rock gardens. 2025 - new back deck. Private Road to Property Access. (id:6289)

Essential Information

Listing #	X12363428
Price	\$724,500
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1005 Hoyle Lane W
Subdivision	Frontenac Centre
City	Central Frontenac (frontenac Centre)
Province	Ontario
Postal Code	K0H2B0

Amenities

Utilities	Electricity
Features	Irregular lot size, Carpet Free
Parking Spaces	10
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Freezer, Microwave, Stove, Washer, Window Coverings,
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	Refrigerator
Heating	Other
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Lot Description	30.5 x 89 M 1/2 - 1.99 acres
Foundation	Wood/Piers

Listing Details

Listing Office	COMFREE
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