

\$1,624,900 - 3670b Westport Road, Frontenac (frontenac South)

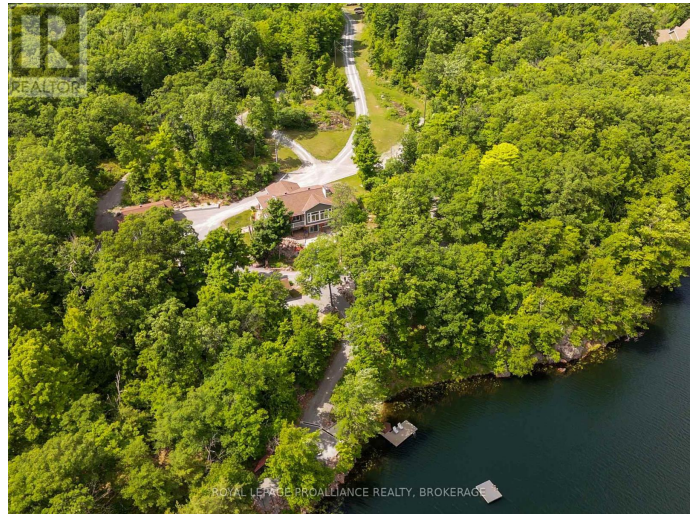
MLS® #X12437123

\$1,624,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

This is a 1 of a kind, impossible to recreate again property, located on a private lake. The quiet, pristine nature and privacy that exists at this home is what you can expect as the rest of the world continues to get busier and more built up. Customized from the foundation with in floor radiant heating in both the home and detached oversized 2 car garage, to the wrap around porch and balcony off the primary bedroom. Over 3200 square feet of living space between the two floors on this raised bungalow with a walkout basement, the most functional country home on the market today. The southern exposure and oversized windows maximize your views and natural light into the open concept living space. The main floor offers 2 bedrooms and 2 bathrooms, a custom kitchen, dining area and living room with fireplace. The primary bedroom offers all the storage you will ever need The lower level offers 2 additional bedrooms, a full bathroom, rec room with wood stove, laundry room, a secure storage room, and a large office space that could easily be used as a 5th bedroom. The lot size sits at just under 14 acres and has been set up to accommodate and needs you may have. There are multiple outdoor sitting areas, an additional heated bunkie for guests, a maintained waterfront with sandy beach for swimming to your floating raft. There are aspects of this property that may go unnoticed



but are what separate the time and energy put into this home from others; items like the intentionally designed drainage system on the driveway and path to the waterfront to prevent erosion of your landscaping, the hydro already installed to the loop on the driveway for future expansion on the property, R31 ICF foundation for both home and garage, or the additional water lines set up near the bunkie, all coming in at over \$400,000. If privacy, peace and quiet while living on the water are what you have always dreamed of, it is time to make that dream your reality. (id:6289)

Essential Information

Listing #	X12437123
Price	\$1,624,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	3670b Westport Road
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1T0

Amenities

Amenities	Beach, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity
Features	Hillside, Wooded area, Irregular lot size, Partially cleared
Parking Spaces	22
Parking	Detached Garage, Garage
# of Garages	2

View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Range, Water Heater - Tankless, Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Lot Description	503.9 x 1126.5 FT 10 - 24.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
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