

\$729,000 - 2234a Grindstone Lake Road, Frontenac (frontenac North)

MLS® #X12464875

\$729,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

On tranquil Grindstone Lake surrounded by Crown Land, welcoming bungalow full of comforts for your all-year home or summer retreat and winter getaway. Facing west, enjoy evenings watching glorious sunsets over the lake. You also have large detached garage-workshop with finished loft for extra living space. The well-maintained bungalow flows with natural light and panoramic lake views. Flooring throughout is hardwood & softwood. Spacious sunny living room wall of windows with the most amazing, mesmerizing, lake views. Living room also has cozy warm Pacific Energy woodstove. Dining room open to both living room and kitchen with attractive wood beams along 8' high ceiling. Wonderfully efficient kitchen offers wrap-around prep space and cabinetry; undercounter lighting, propane stove with centre grill and 2022 Bosch dishwasher. Flex room currently has floor to ceiling storage cabinets, room could also be a den. Family room will become your favourite space with its lake views and propane fireplace stove. Two sets of patio doors open to expansive wrap-about deck for lounging and BBQ gatherings. Two bedrooms and 3-pc bathroom. Upgrades include central air 2024 and metal roof 2020. Propane furnace 2010. Fully insulated basement, accessed by outside door, has utility and workshop areas plus laundry centre. The detached insulated 2005



garage-workshop has 100 amps and big finished loft with 8' ceiling height, lots of windows and space for games and overnight guests. Garage metal roof 2023. The 105' of waterfront is sandy, rocky and clear; great for kids as it's shallow and gradually gets deeper for swimming. Dock and, you also have place to launch small boat. Or, lake's public boat launch 2 km away. Waterfront owned by township with owner having free access. If wanted, owner has option to purchase the waterfront from township. Hi-speed & cell service. Private road \$300/yr for maintenance & snowplowing. 15 mins to Plevna for groceries and amenities or 50 mins to Sharbot Lake. (id:6289)

Essential Information

Listing #	X12464875
Price	\$729,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	2234a Grindstone Lake Road
Subdivision	53 - Frontenac North
City	Frontenac (frontenac North)
Province	Ontario
Postal Code	K0H2M0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Wooded area, Lane, Carpet Free, Country residential
Parking Spaces	5
Parking	Detached Garage, Garage

# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Blinds, Dishwasher, Dryer, Garage door opener, Hood Fan, Storage Shed, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Steel
Exterior Features	Landscaped
Lot Description	125.1 x 130.7 FT under 1/2 acre
Foundation	Wood

Listing Details

Listing Office	COLDWELL BANKER FIRST OTTAWA REALTY
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Listing information last updated on November 3rd, 2025 at 4:01pm EST