



**1004C Public Beach Rd** **List: \$1,349,000 For: Sale**  
**Frontenac Ontario K0H 2K0**  
 Frontenac 45 - Frontenac Centre Frontenac  
**SPIS: N** **Taxes: \$5,708.68/2025** **DOM: 0**

Detached **Front On: S** **Rms: 10**  
**Link: N** **Acre: .50-1.99** **Bedrooms: 3**  
 2-Storey **Washrooms: 2**  
 1x4xMain, 1x5x2nd

**Lot: 230 x 450.5 Feet Irreg:**  
**Dir/Cross St:** Long Lake Road / Public Beach Road  
**Directions:** Long Lake Road to Public Beach Road stay right and follow signs

**MLS#:** X12934600 **PIN#:** 362220070  
**Possession Remarks:** TBD  
**Legal:** PT LT 1 CON 6 OLDEN PT 3, 13R2197 S/T INTEREST IN FR743402; CENTRAL FRONTENAC

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood / Hardboard	<b>Zoning:</b> RW
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b> N
<b>Basement:</b> Crawl Space	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b> N
<b>Heat:</b> Heat Pump, Radiant / Propane	<b>Drive Park Spcs:</b> 3	<b>Phone:</b> A
<b>A/C:</b> Other	<b>Tot Prk Spcs:</b> 5	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b> Drilled Well
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Septic
<b>Year Built:</b> 1935	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Yr Built Source:</b> MPAC	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 3500-5000	<b>GreenPIS:</b>	<b>Waterfront:</b> Direct
<b>Lot Shape:</b> Irregular	<b>Prop Feat:</b> Beach, Family Room, Fireplace/Stove, Lake Access, School Bus Route, Waterfront, Waterfront, Wooded/Treed	<b>Retirement:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>Exterior Feat:</b> Deck, Fishing, Hot Tub, Landscaped, Year Round Living	<b>Accessibility Feat:</b> 32 Inch Min Doors, Level Entrance, Wheelchair Access
<b>Roof:</b> Metal	<b>Interior Feat:</b> Carpet Free, Water Heater Owned	<b>Under Contract:</b> Propane Tank
<b>Foundation:</b> Concrete Block, Slab	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector, Alarm System	<b>HST Applicable to Sale Price:</b> Not Subject to HST
<b>Assessment:</b>		<b>Oth Struct:</b> Aux Residences, Gazebo, Other
<b>POTL:</b>		<b>Survey Type:</b> Available
<b>POTL Mo Fee:</b>		
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

**Water Body Name:** Long Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 230  
**Topography:** Hilly, Rocky, Wooded/Treed  
**Water Features:** Beach Front, Dock, Waterfront-Deeded  
**Access to Property:** Year Round Municipal Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Natural, Rocky, Sandy  
**Shoreline Allowance:** None  
**Shoreline Exp:** SE  
**Alternative Power:** Generator-Wired  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Internet High Speed, Telephone Available  
**Waterfront Accessory Bldgs:** Bunkie  
**Water Delivery Features:** Heatd Waterlne, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x 5.25	Tile Floor
2	Kitchen	Main	18.37	x 10.5	Tile Floor
3	Living	Main	23.29	x 18.37	Hardwood Floor W/O To Deck Combined W/Dining Fireplace
4	2nd Br	Main	13.12	x 11.81	Hardwood Floor W/O To Deck
5	Pantry	Main	10.5	x 6.56	Hardwood Floor
6	Bathroom	Main	8.53	x 7.22	4 Pc Bath Whirlpool Tile Floor
7	Laundry	Main	5.91	x 3.28	Tile Floor
8	3rd Br	Main	13.12	x 9.51	Tile Floor
9	Prim Bdrm	2nd	28.87	x 11.15	Hardwood Floor
10	Bathroom	2nd	12.14	x 6.89	5 Pc Ensuite Tile Floor

**Client Remks:** Exceptional waterfront property on Long Lake. The property includes a main home, a cottage, bunkie and a garage. The main home features a bright, open-concept main floor ideal for entertaining family and friends. The well-appointed kitchen boasts ample storage, a large island, and elegant stone countertops. The inviting living room is perfect for relaxing - cozy up by the wood stove or step out onto the expansive, private wraparound deck. Also on the main floor are two bedrooms, a 4-piece bathroom complete with a jacuzzi tub, a laundry area, and a pantry-all finished with impressive attention to detail throughout. Upstairs, you will find the spacious primary bedroom along with a stunning 4-piece ensuite bathroom. The home is serviced by a drilled well and septic system and is equipped with a backup, on-demand

generator. For additional space and flexibility, the property includes a fully separate guest cottage. This charming retreat offers a bedroom, sitting area, full bathroom, and an upper level with cabinetry, a kitchen sink, and access to a large deck overlooking the lake. This cottage is heated with a forced air propane furnace plus a woodstove and is serviced by the drilled well and septic system -all set for year-round use. The property also features a bunkie for extra guests, complete with a 2-piece bathroom and conveniently located along the path to the oversized two-car detached garage. The garage includes an unfinished loft that could be transformed into a games room or continue to serve as valuable storage space. Outdoors, enjoy the best of lakeside living with a dock on the north end of the shoreline and a sandy, level access area on the south end-perfect for swimming and relaxing. Adding even more charm is the lakeside gazebo, which offers a bug-free, peaceful space to unwind and take in the surroundings. This remarkable property has been thoughtfully designed and meticulously maintained, with no expense spared.

**Inclusions:** Dock, Generator, Hot Tub, Washer, Dryer, Kitchen and Pantry Fridges, Stove, Microwave, Dishwasher, Pantry Cabinetry, All light fixtures, Blinds and drapes, BBQ, Propane Fire Pit on Deck

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595