



1060 Nordic Rd Frontenac Ontario K0H 1B0 Frontenac 45 - Frontenac Centre Frontenac SPIS: N Taxes: \$285.43/2024 DOM: 1		
Vacant Land Link:	Front On: S Acre: 2-4.99	Rms: Bedrooms: 0 Washrooms: 0
Lot: 429 x 486 Feet Irreg: Dir/Cross St: Nordic Road / Henderson Road Directions: Hwy 7 to Henderson Road, Right on Nordic Road		

MLS#: X12462235 **PIN#:** 361680927
Legal: LOT 18, PLAN 13M98 SUBJECT TO AN EASEMENT IN GROSS OVER PT 25 13R20996 AS IN FC196862 TOWNSHIP OF CENTRAL FRONTENAC
Possession Remarks: TBD

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Rectangular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Lake Access, Park, Wooded/Treed Exterior Feat: Fishing, Privacy, Year Round Living	Zoning: RW-X40 Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Topography: Rocky, Hilly, Wooded/Treed
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Exceptional vacant land parcel located in a prestigious waterfront community on beautiful Kennebec Lake. The lot is approximately 4.7 acres in size and is nicely treed with a lane way in place and a potential build site. Kennebec Shores development is located just north of Highway 7, off of Henderson Road and on the south shore of Kennebec Lake. There is a short walk to the public beach on Kennebec Lake or to the public boat launch for the lake. The property also backs onto park-lands with 156 acres of beautiful trails and stunning scenery for hiking, snowshoeing, etc. The mature forest in this area provides a beautiful private setting for a home or cottage. Despite its natural, private setting in the mature bush, Kennebec Shores owners enjoy a township maintained four-season paved road, hydro, telephone service, high speed internet, and all the conveniences of Perth, which is just 40 minutes east or Kingston that is just over an hour to the South. Many custom and stunning homes have been built in this development. Kennebec Lake is a scenic lake that is approximately 14 km long and is known for its forested and rocky shorelines. Fantastic opportunity!

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