



**1175 Nordic Rd**  
**Frontenac Ontario K0H 1B0**  
Frontenac 45 - Frontenac Centre Frontenac  
**SPIS:** N      **Taxes:** \$9,110.83/2025      **DOM:** 0

Detached      **Front On:** N      **Rms:** 13  
**Link:** N      **Acre:** 2-4.99      **Bedrooms:** 4  
Bungalow      **Washrooms:** 3  
1x3xMain, 1x4xMain, 1x3xBsmt

**Lot:** 300 x 408 Feet Irreg:  
**Dir/Cross St:** Nordic Road / Henderson Road  
**Directions:** Hwy 7, North on Henderson Road, Right on Nordic Road, follow to #1175 on left.

**MLS#:** X12432605      **PIN#:** 361680916  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Fin W/O / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2020 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Metal <b>Foundation:</b> Poured Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Fireplace/Stove, Lake Access, Park, Sloping, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck,Fishing,Landscaped,Privacy,Year Round Living <b>Interior Feat:</b> Auto Garage Door Remote,Carpet Free,ERV/HRV,On Demand Water Heater,Primary Bedroom - Main Floor,Storage,Water Heater Owned,Water Purifier <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> RW-X40 <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> Y <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Under Contract:</b> Propane Tank <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> <b>Survey Type:</b> Aux Residences Available
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<b>Water Body Name:</b> Kennebec Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 91.5 <b>Topography:</b> Hilly,Rocky,Sloping,Wooded/Treed <b>Water Features:</b> Dock,Waterfront-Deeded <b>Access to Property:</b> Paved Road,Year Round Municipal Road <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct	<b>Shoreline:</b> Deep,Mixed,Sandy <b>Shoreline Allowance:</b> None <b>Shoreline Exp:</b> Nw <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Recycling Pickup,Telephone Available,Underground Utilities <b>Waterfront Accessory Bldgs:</b> Not Applicable <b>Water Delivery Features:</b> Heatd WaterIne,Uv System
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x 5.91	Hardwood Floor
2	Dining	Main	21.65	x 7.55	Hardwood Floor
3	Kitchen	Main	13.78	x 8.86	Hardwood Floor      W/O To Deck
4	Living	Main	21.65	x 13.78	Hardwood Floor
5	Prim Bdrm	Main	16.4	x 14.44	Hardwood Floor      W/O To Deck
6	Bathroom	Main	10.5	x 5.25	3 Pc Ensuite      Tile Floor
7	2nd Br	Main	16.73	x 9.84	Hardwood Floor
8	3rd Br	Main	16.73	x 9.51	Hardwood Floor
9	Bathroom	Main	8.86	x 5.25	4 Pc Bath      Tile Floor
10	Bathroom	Bsmt	9.51	x 6.56	3 Pc Bath      Tile Floor
11	4th Br	Bsmt	16.73	x 12.14	Laminate
12	Rec	Bsmt	20.67	x 17.39	Laminate
13	Utility	Bsmt	20.34	x 8.86	Concrete Floor      Combined W/Laundry

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**Client Remarks:**

Stunning year-round home in a private and densely wooded setting located on Kennebec Lake. This modern and exceptional home sits on 2.8 acres of dramatic topography with trees, rocks and a gentle slope down to the waterfront with north-westerly views. The shoreline has a gradual entry into the water with a sandy bottom and is deep at the end of the dock for great swimming. The home was built in 2021 and attention to detail is seen throughout the house and outbuildings. Built on the lakeside of a rock ledge, the home has a partially exposed lower level with a level walkout. The main floor features a central common space containing the entry foyer, living room, kitchen and dining areas with the three bedrooms on this level located on either end of this space. The woodstove in the living room provides a warm and inviting atmosphere. There is a large deck that overlooks the lake with an amazing, covered barbecue station in the centre. The lower level features a spacious recreation room, bedroom, bathroom and utility area and a door leads to the lakeside yard. The house is clad in ship-lap western red cedar siding and has been designed with superior energy performance criteria with exceptionally high R-values for the standing seam roof, wall, and slab assemblies and airtightness considerations with the windows and doors Alumilex high-performance triple-glazed aluminum with argon filled IGU units with Dbl- low-E coatings. The 2-car detached garage sits up on the hill behind the house as well as a one-bedroom bunkie for extra guests. No expense has been spared with the design and build of this home. Kennebec Lake is a deep, clean lake located in Central Frontenac Township with easy access from Hwy 7. Fish species in the lake include walleye, pike and bass as well as various pan fish. Located approximately 3 hours from Toronto or 1.5 hours from Ottawa.  
**Inclusions:** Dock, Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Firewood, Tolomeo Master Bedroom wall fixtures, Ceiling fan, BBQ exhaust  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595