



21 Warbler Lane
South Frontenac Ontario K0H 1W0
South Frontenac Frontenac
SPIS: N **Taxes:** \$3,150.50/2025 **DOM:** 0

Detached **Front On:** N **Rms:** 7
Link: N **Acre:** .50-1.99 **Bedrooms:** 3
Bungalow **Washrooms:** 1
1x4xMain

Lot: 208 x 208.34 Feet **Irreg:**
Dir/Cross St: Warbler Lane / Younge Lane

MLS#: X12200045 **PIN#:** 362430186
Fractional Ownership: N
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Crawl Space / W/O Fireplace/Stv: N Heat: Forced Air / Electric A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Detached / 1.5 Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Clear View, Lake Access, Waterfront, Waterfront, Wooded/Treed	Zoning: RLSW Cable TV: A Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct:
--	--	--

Water Body Name: White Lake
Water Body Type: Lake
Water Frontage (M): 63
Topography: Hilly,Rocky,Wooded/Treed
Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean,Deep,Rocky
Shoreline Allowance: None
Shoreline Exp: Nw
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services,Electricity Connected,Internet High Speed,Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.23	x 3.94	Tile Floor
2	Bathroom	Main	7.87	x 5.91	4 Pc Bath Tile Floor
3	Kitchen	Main	15.75	x 9.19	Tile Floor Breakfast Bar
4	Laundry	Main	6.23	x 4.27	Vinyl Floor
5	Living	Main	15.75	x 12.8	Laminate W/O To Deck
6	Prim Bdrm	Main	10.17	x 8.86	Laminate
7	2nd Br	Main	9.51	x 8.86	Laminate
8	3rd Br	Main	9.51	x 8.86	Laminate

Client Remks: Waterfront home or cottage on peaceful White Lake, west of the Village of Westport. This property has so much to boast about deep, clean water frontage, privacy, stunning views plus a charming home and detached garage. The house was built in 2005 and sits slightly elevated amongst the trees and has three bedrooms, one full bathroom, laundry room and an open concept kitchen and dining/living area. There is a large deck accessed by the living room and is the perfect place to enjoy time at the lake with a dropped down section for unobstructed views of the lake. There is a full foundation with a tall crawlspace and basement that is accessed via an outside entrance. The home/cottage is serviced by a drilled well and septic system and is heated by forced air propane, an electric furnace, baseboard heating and a heat pump ensuring you will always have heat! There is a fire-pit area out front and a few stairs leading down to the water with a lakeside deck and floating dock. The detached garage was built in 2018 and so is just a few years old. This property has been well maintained and is ready for its next chapter. The property is turn-key with most furnishings included as well as kayaks, a lawn more and more! Great location at just 15 minutes from Westport or approximately 40 minutes to Kingston.

Extras:

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