

	PT LT 20 Highway 7 Frontenac Ontario K0H 0B6 Frontenac 45 - Frontenac Centre Frontenac SPIS: N Taxes: \$389.23/2025	List: \$129,000 For: Sale DOM: 0
	Vacant Land Front On: N Link: Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0
Lot: 519.67 x 464.58 Feet Irreg: Dir/Cross St: Highway 7 / Pleasant Hill Lane Directions: 15 mins west of Sharbot Lake on Highway 7. Watch for signs.		

MLS#: X12797170 **PIN#:** 361680267
Possession Remarks: TBD
Legal: PT LT 20 CON 10 KENNEBEC PT 3 TO 10, 13R12702; S/T & T/W FR779606; CENTRAL FRONTENAC

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: Park/Drive: Drive: Available Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, School Bus Route, Wooded/Treed Exterior Feat: Fishing, Privacy, Year Round Living	Zoning: R 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, Wooded/Treed **Rural Services:** Cell Services
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Located just South of Kennebec Lake along the north side of Highway 7, this beautiful 6-acre lot is ready for your dream build. The property is heavily treed and features striking rock outcroppings, creating a private and scenic setting. Hydro runs through the interior of the lot, making it convenient to supply power to your future home. Highway 7 borders the South side of the property, while Pleasant Hill Lane runs along the East boundary and wraps around to the North side-providing multiple options for driveway access and building placement. Enjoy exceptional recreational opportunities just minutes away. The lot is very close to the public boat ramp on Kennebec Lake, perfect for boating, fishing, and swimming. A short drive down the road brings you to the Kennebec Wilderness Trails, a 156-acre property owned by the Township of Central Frontenac. This natural area offers four-season outdoor activities including hiking, birding, and snowshoeing. With over 7 kilometers of trails winding through mixed forests of deciduous and coniferous trees, you'll experience valley meadows, wooded hillsides, rocky ridges, and abundant wildlife. The rugged, rolling terrain provides both scenic beauty and a rewarding challenge for outdoor enthusiasts of all ages. Whether you're planning a year-round residence or a peaceful getaway, this property offers privacy, accessibility, and adventure right at your doorstep.

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