



*Bobs Lake living at  
Maple Grove Estates!*

## 289 Maple Grove Lane, Frontenac, ON

**Welcome to your private retreat in the sought-after Maple Grove Estates community, nestled along the shores of Bobs Lake.**

# X13042004

\$ \$499,000

3 Bedrooms

2 Bathrooms

1.23 Acres

Bobs Lake

This charming year-round home or cottage offers the perfect blend of comfort, nature, and access to one of the largest and most scenic lakes in the region, known for its iconic Canadian Shield landscape. Situated on an interior lot, this property includes deeded access to the lake, where you can enjoy boating, swimming, and the rugged beauty of the surrounding terrain. Inside, the home features 3 spacious bedrooms and 2 full bathrooms. The primary suite is a standout, complete with a generous walk-in closet and a beautifully appointed 3-piece ensuite. The open-concept main living area seamlessly connects the kitchen, dining, and living spaces, ideal for both everyday living and entertaining. A cozy electric fireplace adds warmth and ambiance, while electric baseboard heating ensures comfort throughout the seasons.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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## Features

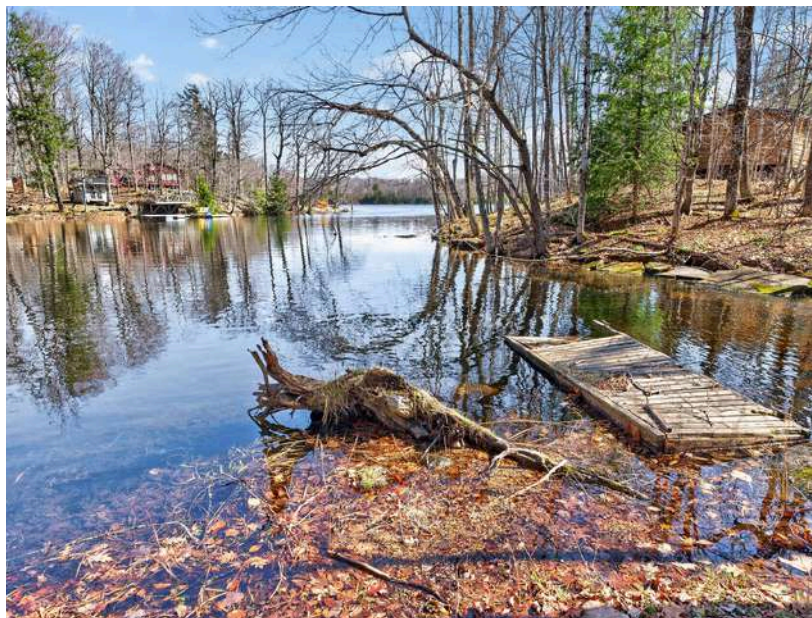
### Year-Round Home with Deeded Bobs Lake Access, Maple Grove Estates

- **A Private Retreat on Bobs Lake:** Welcome to your private retreat in the sought-after Maple Grove Estates community, nestled along the shores of Bobs Lake. This charming year-round home or cottage offers the perfect blend of comfort, nature, and access to one of the largest and most scenic lakes in the region, known for its iconic Canadian Shield landscape. Situated on an interior lot, this property includes deeded access to the lake, where you can enjoy boating, swimming, and the rugged beauty of the surrounding terrain.
- **Comfort and Space Throughout:** Inside, the home features 3 spacious bedrooms and 2 full bathrooms. The primary suite is a standout, complete with a generous walk-in closet and a beautifully appointed 3-piece ensuite. The open-concept main living area seamlessly connects the kitchen, dining, and living spaces, ideal for both everyday living and entertaining. A cozy electric fireplace adds warmth and ambiance, while electric baseboard heating ensures comfort throughout the seasons.
- **Built for Year-Round Living:** The home is well-equipped for year-round living with a drilled well, septic system, and a full whole-home generator for reliable peace of mind in all seasons. The basement remains undeveloped, offering excellent potential for future customization, with natural rock outcroppings that reflect the rugged beauty of the Canadian Shield. Located 15 minutes south of Sharbot Lake with access to Highway 7.

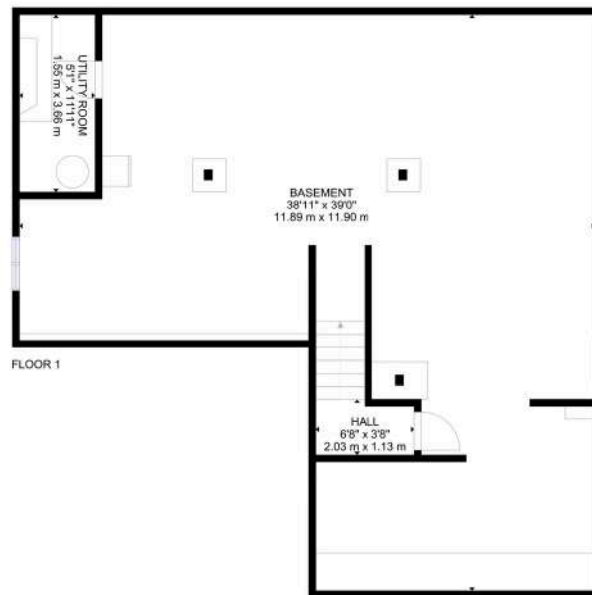
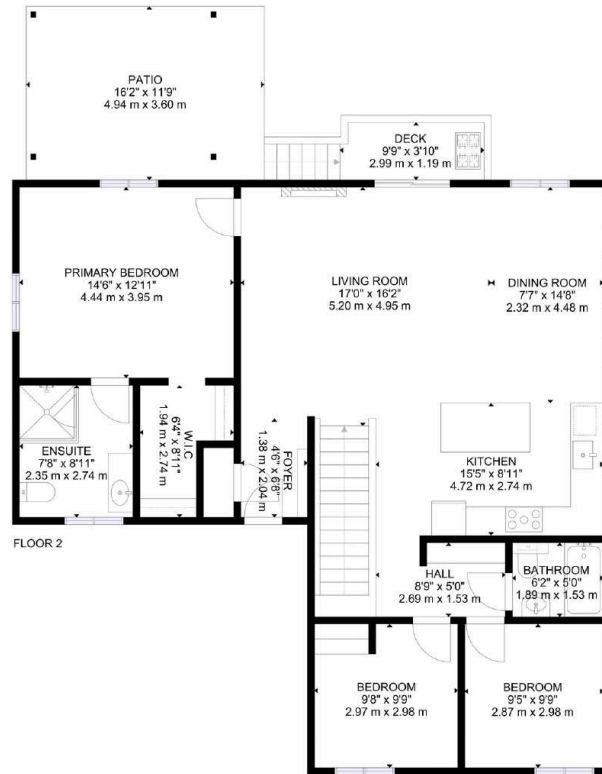
## Directions

- Bradshaw Road, right on Steele Road, left on Maple Grove Lane, follow to 289 on left.

# GALLERY



# FLOORPLAN

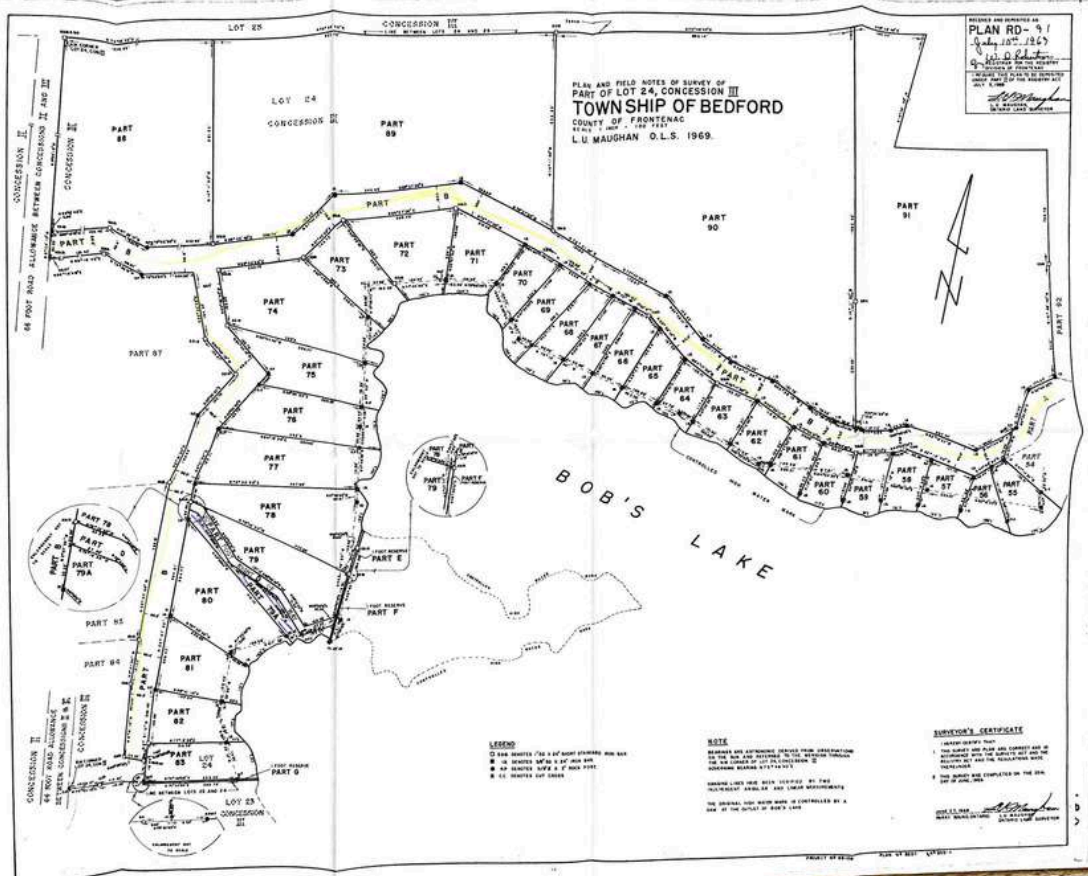
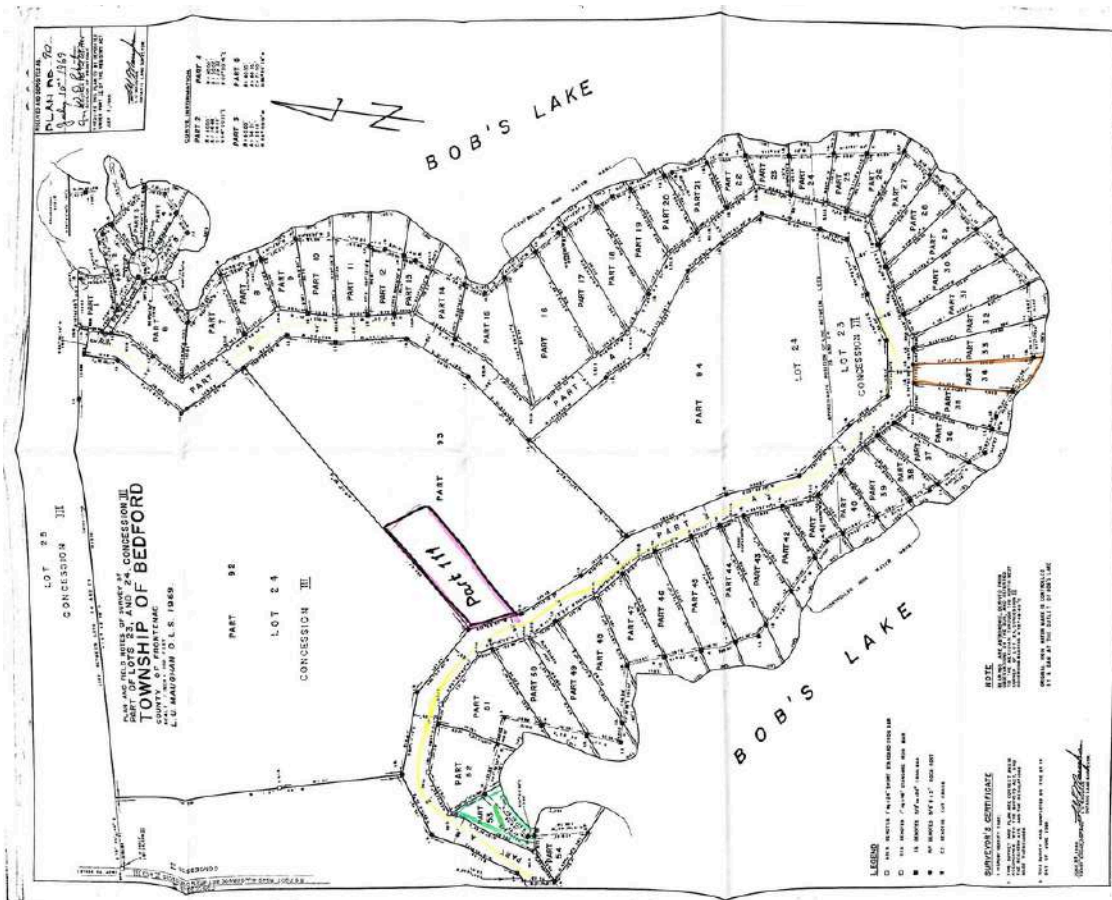


GROSS INTERNAL AREA  
 FLOOR 1: 1182 sq.ft, 110 m<sup>2</sup>, FLOOR 2: 1227 sq.ft, 114 m<sup>2</sup>  
 EXCLUDED AREA: PATIO: 191 sq.ft, 18 m<sup>2</sup>, DECK: 38 sq.ft, 3 m<sup>2</sup>  
 TOTAL: 2409 sq.ft, 224 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# LAKE ACCESS



# SEPTIC REPORT



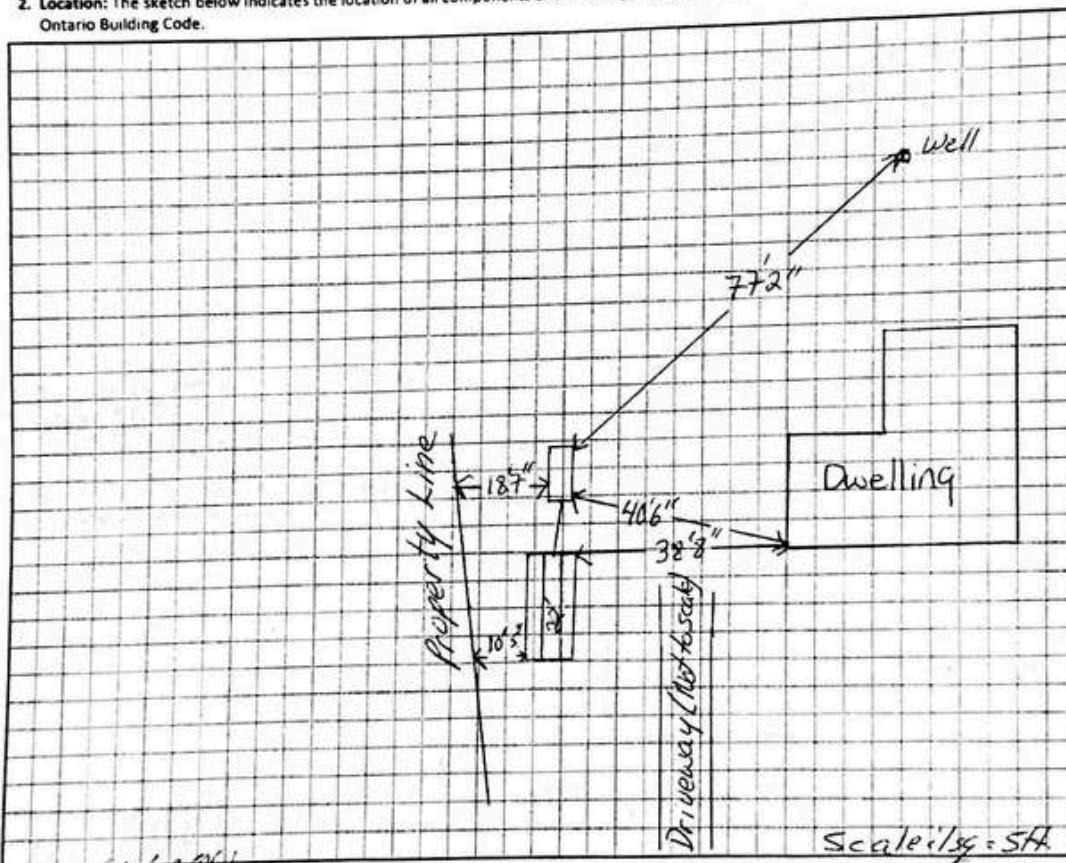
APPLICATION # BE-19-16	Entered P
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## KINGSTON, FRONTENAC AND LENNOX & ADDINGTON PUBLIC HEALTH FINAL INSPECTION REPORT FOR CLASS 2, 3, 4, 5 SEWAGE SYSTEM

### Inspection Details

OWNER: [Redacted] INSTALLER: Kevin Mulrooney Trucking (10946al.) Kevin Mulrooney

- Work has been satisfactorily completed and includes:
  - Septic tank / holding tank / treatment unit of working capacity of 4141 litres constructed of  concrete  plastic serving 3  
Make / Model of Tank: 1060 Infiltrator
  - Leaching / Filter Bed: 24.3 metres of 12x23' 75 mm diameter distribution pipe of Royal (type and product description) laid in 4 runs and fed by Gravity. If Filter Bed: Loading Area 25.6 m<sup>2</sup> Contact Area m<sup>2</sup> Level
  - Treatment Unit Make / Model:
  - Chamber System Make / Model:
  - Leaching Bed GPS Coordinates: Latitude N 44°40'00.8" Longitude W 076°37'31.6" # of Pieces:
- Location: The sketch below indicates the location of all components of the Sewage System and separation distances as required under the Ontario Building Code.



Inspector: [Signature] Inspection Date: Nov. 6, 2017

The Sewage System was inspected and it has been determined that the installation complies with the requirements of Regulation 332/12 made under the Building Code Act for the following property located on Lot 24 Concession 3 Municipality S Frontenac District Bedford Municipal address 289 Maple Grove Lane

Registered Plan # Part(s) Plan of Subdivision # Sublot

Final Compliance Inspection - the following work has been completed:

System has been backfilled with suitable granular fill  Grading to shed run-off and divert water around leaching bed has been completed

Sloped surfaces are stabilized  Topsoil has been put on the leaching bed to establish grass cover

Other:

Inspector: [Signature] Date: June 3/19

# WATER SERVICE



Perth & District Septic Service Ltd. and Portable  
777 Otty Lake Side Road  
ON K7H 0E8  
+16132673350  
info@perthseptic.com  
Business Number 104154950

## Receipt

Received From

Date: 08/01/2025

  
289 MAPLE GROVE LANE  
TICHBORNE ON

Reference No:CAVSbQsb

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
29393	07/22/2025	08/06/2025	536.75	536.75	536.75

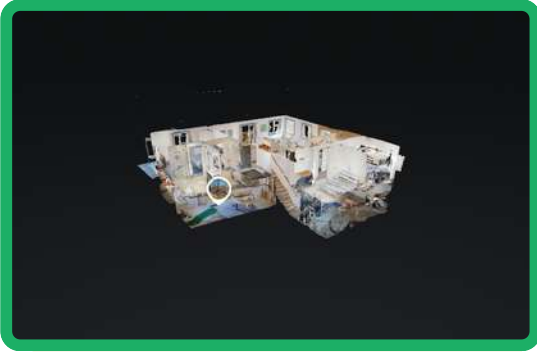
Memo: PAID BY E-TRANSFER  
REF CAVSbQsb

Amount Credited: \$0.00  
Total: \$536.75

\*2% Per Month On Overdue A/C. Thank you. Please Send E-Transfers to info@perthseptic.com\*

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=T4yxRuij2hj>

## Video Tour



Scan the QR Code or Visit:  
[https://youtu.be/z\\_9TGLMH0gk](https://youtu.be/z_9TGLMH0gk)

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/cXuZAh8XjDrg51KY7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/289MapleGroveLane/>

# MLS LISTING



**289 MAPLE GROVE Lane** **List: \$499,000 For: Sale**

**Frontenac Ontario K0H 2V0**

Frontenac 47 - Frontenac South Frontenac

**SPIS:** No **Taxes:** \$2,321.43/2025

**DOM: 0**

Detached

**Front On:** N

**Rms:** 9

**Link:** N

**Acres:**

**Bedrooms:** 3

Bungalow

**Washrooms:** 2

2x3xMain

**Lot:** 164.46 x 344 Feet **Irreg:**

**Dir/Cross St:** Maple Grove Lane / Steele Road

**Directions:**

Bradshaw Road, right on Steele Road, left on Maple Grove Lane, follow to 289 on left

**MLS#:** X13042004

**PIN#:** 362420377

**Possession Remarks:** TBD

**Vacant Land Condo:** N

**Legal:** PT LT 24 CON 3 BEDFORD PT 111, RD139; T/W FR315860; SOUTH FRONTENAC

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Unfinished / Full / Exposed Rock  
**Fireplace/Stv:** Y  
**Heat:** Baseboard / Electric  
**A/C:** None  
**Central Vac:** No  
**Apx Age:** 6-15  
**Year Built:** 2017  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Shape:** Irregular  
**Lot Size Source:** GeoWarehouse  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete Block  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:** No  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Vinyl Siding / Cedar  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:**  
**Drive:** Private Double  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 4  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Fireplace/Stove, Lake Access, Wooded/Treed  
**Exterior Feat:** Deck, Year Round Living, Fishing, Privacy  
**Interior Feat:** Water Heater Owned, Carpet Free, Generator - Full, Primary Bedroom - Main Floor  
**Security Feat:** Smoke Detector

**Zoning:** RLS  
**Cable TV:** No  
**Hydro:** Yes  
**Gas:** No  
**Phone:** A  
**Water:** Well  
**Water Supply Type:** Drilled Well  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:** Indirect  
**Retirement:**  
**Under Contract:** Propane Tank  
**HST Applicable to Sale Price:** Not Subject to HST  
**Oth Struct:**  
**Survey Type:** None

**Water Body Name:** Bobs Lake  
**Water Body Type:** Lake  
**Topography:** Hilly, Rocky, Wooded/Treed  
**Water Features:** Waterfront-Deeded Access  
**Access to Property:** Year Round Municipal Road  
**Docking Type:** None  
**Water View:** Partially Obstructive  
**Waterfront:** Indirect

**Shoreline:** Natural  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Recycling Pickup, Electricity Connected, Garbage Pickup, Internet High Speed, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.56	x4.92	Tile Floor
2	Kitchen	Main	15.22	x 9.25	Laminate
3	Dining	Main	14.57	16.4 x 8.2	Laminate
4	Living	Main	14.11	x15.55	Laminate W/O To Deck
5	Prim Bdrm	Main	8.86	x12.8	Laminate
6	Bathroom	Main	9.84	x7.71	Tile Floor 3 Pc Ensuite W/I Closet
7	2nd Br	Main	9.84	x9.25	Broadloom
8	3rd Br	Main	6.23	x9.25	Broadloom
9	Bathroom	Main		x4.92	3 Pc Bath Tile Floor

**Client Remks:** Welcome to your private retreat in the sought-after Maple Grove Estates community, nestled along the shores of Bobs Lake. This charming year-round home or cottage offers the perfect blend of comfort, nature, and access to one of the largest and most scenic lakes in the region, known for its iconic Canadian Shield landscape. Situated on an interior lot, this property includes access to the lake, where you can enjoy boating, swimming, and the rugged beauty of the surrounding terrain. Inside, the home features 3 spacious bedrooms and 2 full bathrooms. The primary suite is a standout, complete with a generous walk-in closet and a beautifully appointed 3-piece ensuite. The open-concept main living area seamlessly connects the kitchen, dining, and living spaces-ideal for both everyday living and entertaining. A cozy electric fireplace adds warmth and ambiance, while electric baseboard heating ensures comfort throughout the seasons. The basement remains undeveloped, offering excellent potential for future customization. Natural rock outcroppings add character and reflect the rugged beauty of the Canadian Shield. The home is well-equipped for year-round living with a drilled well, septic system, and an on-demand propane generator, providing reliable and efficient utility services and peace of mind in all seasons. Whether you're looking for a full-time residence or a peaceful getaway, this property delivers comfort, convenience, and access to exceptional waterfront living. Located 15 minutes south of Sharbot Lake and access to Highway 7.

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, All Furniture, Most contents, TV, Gazebo

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



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

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