



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 **Acre:** **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

<p>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:</p>	<p>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</p>	<p>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: Not Subject to HST Sale Price: Oth Struct: Survey Type: None</p>
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Water Body Name: Bobs Lake **Shoreline:** Natural
Water Body Type: Lake **Shoreline Allowance:** None
Topography: Hilly, Rocky, Wooded/Treed **Shoreline Exp:** E
Water Features: Waterfront-Deeded Access **Alternative Power:** None
Access to Property: Year Round Municipal Road **Easements/Restrict:** Unknown
Docking Type: None **Rural Services:** Cell Services, Recycling Pickup, Electricity
Water View: Partially Obstructive **Connected, Garbage Pickup, Internet High Speed, Telephone Available**
Waterfront: Indirect **Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.56	x 4.92	Tile Floor
2	Kitchen	Main	15.22	x 9.25	Laminate
3	Dining	Main	14.57	x 8.2	Laminate
4	Living	Main	16.4	x 15.55	Laminate W/O To Deck
5	Prim Bdrm	Main	14.11	x 12.8	Laminate
6	Bathroom	Main	8.86	x 7.71	Tile Floor 3 Pc Ensuite W/I Closet
7	2nd Br	Main	9.84	x 9.25	Broadloom
8	3rd Br	Main	9.84	x 9.25	Broadloom
9	Bathroom	Main	6.23	x 4.92	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