



5025 North Shore Rd
Frontenac Ontario K0H 2L0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$2,466.51/2025 **DOM:** 0
List: \$849,000 For: Sale
 Detached **Front On:** N **Rms:** 12
Link: N **Acre:** 10-24.99 **Bedrooms:** 3 + 0
 2-Storey **Washrooms:** 2
 1x3xMain, 1x4xMain
Lot: 358.25 x 1847 Feet Irreg:
Dir/Cross St: North Shore Road / North Shore Crescent
Directions: North Shore Road just North of Lobourough Lake. Follow to #5025.

MLS#: X12989964 **PIN#:** 362830647

Possession Remarks: TBD

Legal: PT LT 22-23 CON 7 LOUGHBOROUGH PT 1,2 & 3, 13R6841, EXCEPT PT 1, 13R18081; SOUTH FRONTENAC

Kitchens: 1	Exterior: Board/Batten / Cedar	Zoning: RU
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV: No
Basement: None	Park/Drive:	Hydro: Yes
Fireplace/Stv: Y	Drive: Private Double	Gas: No
Heat: Heat Pump, Radiant / Propane, Wood	Drive Park Spcs: 5	Phone: A
A/C: Central Air	Tot Prk Spcs: 6	Water: Well
Central Vac: No	UFFI:	Water Supply Type: Drilled Well
Apx Age:	Pool: None	Sewer: Septic
Apx Sqft: 1500-2000	Energy Cert:	Spec Desig: Unknown
Lot Shape: Irregular	Cert Level:	Farm/Agr:
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: None
Roof: Asphalt Shingle, Solar	Prop Feat: Beach, Fireplace/Stove, Golf, Lake Access, Place Of Worship, School Bus Route, Wooded/Treed	Retirement:
Foundation: Poured Concrete, Insulated Concrete Form	Exterior Feat: Deck, Landscaped, Privacy, Private Pond, Year Round Living	HST Applicable to: Not Subject to HST
Assessment:	Interior Feat: Carpet Free, ERV/HRV, Generator - Full, On Demand Water Heater, Primary Bedroom - Main Floor, Storage, Upgraded Insulation, Water Heater Owned	Sale Price:
POTL:	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Oth Struct: Garden Shed, Gazebo, Sauna, Storage
POTL Mo Fee:		Survey Type: Available
Elevator/Lift: No		
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Topography: Rocky, Rolling, Wooded/Treed

Waterfront: None

Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.58	x 4.92	Tile Floor
2	2nd Br	Main	9.84	x 9.84	Hardwood Floor
3	Living	Main	18.37	x 10.83	Slate Flooring
4	Kitchen	Main	13.78	x 13.12	Slate Flooring
5	Dining	Main	11.48	x 11.15	Hardwood Floor
6	Family	Main	11.48	x 11.15	Slate Flooring
7	Prim Bdrm	Main	12.47	x 11.48	Hardwood Floor
8	Bathroom	Main	10.5	x 9.84	4 Pc Ensuite
9	Pantry	Main	7.87	x 5.58	Hardwood Floor
10	Bathroom	Main	7.87	x 4.59	3 Pc Bath
11	3rd Br	Upper	21	x 14.11	Hardwood Floor
12	Mudroom	Main	13.12	x 2.95	Slate Flooring

Client Remks: Discover complete privacy on this 20 acre property surrounded in hardwood forest, located just 25 minutes north of Kingston. Surrounded by nature and set well back from the road, this secluded retreat features winding trails throughout the property, perfect for walking, exploring, and enjoying the peaceful landscape year-round. At the heart of the property sits a beautifully updated 2-storey slab-on-grade home, designed for both comfort and efficiency. Featuring a Legalett radiant heating system, slate flooring in select areas, and a ductless heat pump for air conditioning and an on-demand generator, this home delivers modern, energy-conscious living. The home has an attached garage and is fully connected to the hydro grid, while also benefiting from solar panels and a wind turbine system that feeds power back to the grid, offering valuable supplemental income and long-term sustainability. The main floor offers two spacious bedrooms, including a primary suite with a 4-piece ensuite, along with a 3-piece main bathroom. The living room is enhanced by custom built-in cabinetry and cozy window seats, creating a warm and functional space to unwind. A welcoming family room with a Jotul woodstove adds charm and comfort, while the recently renovated custom kitchen provides a stylish hub for cooking and entertaining. Upstairs, a large third bedroom offers flexible space for guests, a home office, or studio. The house has plenty of storage throughout including a fully accessible attic. There is a

bright 4-season sunroom/dining room located just off the kitchen which gives access to expansive concrete decks overlooking the pond, offering peaceful, uninterrupted views of abundant wildlife in total seclusion. Outdoors, enjoy your own private wellness retreat featuring a sauna, two cold plunge tubs, and a fire pit area - all surrounded by nature. The trails located throughout the property allow you to experience the full beauty of the property right from your doorstep.

Inclusions: TV Mount(s), Fridge, Stove, Dishwasher, Washer, Dryer

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