



**1004C Public Beach Rd**  
**Frontenac Ontario K0H 2K0**  
 Frontenac 45 - Frontenac Centre Frontenac  
**List: \$1,249,000 For: Sale**  
**SPIS: No Taxes: \$5,708.68/2025 DOM: 31**  
 Detached **Front On: S Rms: 10**  
**Link: N Acre: .50-1.99 Bedrooms: 3**  
 2-Storey **Washrooms: 2**  
 1x4xMain, 1x5x2nd  
**Lot: 230 x 450.5 Feet Irreg:**  
**Dir/Cross St: Long Lake Road / Public Beach Road**  
**Directions: Long Lake Road to Public Beach Road stay right and follow signs**

**MLS#: X12934600 PIN#: 362220070**

**Possession Remarks: TBD**  
**Legal: PT LT 1 CON 6 OLDEN PT 3, 13R2197 S/T INTEREST IN FR743402; CENTRAL FRONTENAC**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Crawl Space <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump, Radiant / Propane <b>A/C:</b> Other <b>Central Vac:</b> No <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1935 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 3500-5000 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Metal <b>Foundation:</b> Concrete Block, Slab <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood / Hardboard <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Family Room, Fireplace/Stove, Lake Access, School Bus Route, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck, Fishing, Hot Tub, Landscaped, Year Round Living <b>Interior Feat:</b> Carpet Free, Water Heater Owned <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector, Alarm System	<b>Zoning:</b> RW <b>Cable TV:</b> No <b>Hydro:</b> Yes <b>Gas:</b> No <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Accessibility Feat:</b> 32 Inch Min Doors, Level Entrance, Wheelchair Access <b>Under Contract:</b> Propane Tank <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Aux Residences, Gazebo, Other <b>Survey Type:</b> Available
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**Water Body Name:** Long Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 230  
**Topography:** Hilly, Rocky, Wooded/Treed  
**Water Features:** Beach Front, Dock, Waterfront-Deeded  
**Access to Property:** Year Round Municipal Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct  
**Shoreline:** Natural, Rocky, Sandy  
**Shoreline Allowance:** None  
**Shoreline Exp:** SE  
**Alternative Power:** Generator-Wired  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Internet High Speed, Telephone Available  
**Waterfront Accessory Bldgs:** Bunkie  
**Water Delivery Features:** Heatd WaterIne, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x 5.25	Tile Floor
2	Kitchen	Main	18.37	x 10.5	Tile Floor
3	Living	Main	23.29	x 18.37	Hardwood Floor W/O To Deck Combined W/Dining Fireplace
4	2nd Br	Main	13.12	x 11.81	Hardwood Floor W/O To Deck
5	Pantry	Main	10.5	x 6.56	Hardwood Floor
6	Bathroom	Main	8.53	x 7.22	4 Pc Bath Whirlpool Tile Floor
7	Laundry	Main	5.91	x 3.28	Tile Floor
8	3rd Br	Main	13.12	x 9.51	Tile Floor
9	Prim Bdrm	2nd	28.87	x 11.15	Hardwood Floor
10	Bathroom	2nd	12.14	x 6.89	5 Pc Ensuite Tile Floor

**Client Remks:** Located just 3 hours from Toronto and 1 1/2 hours from Ottawa, this exceptional waterfront property is the perfect year-round retreat. Ideal for year round living but also offering opportunities for a small business or artist retreat, or for earning significant supplemental rental income for the guest house and the main house when you're not there. This property offers easy year round access. It is rural living at its best, with a small lake community that is a mix of year round neighbours and seasonal cottagers. The property includes a beautiful 1,800+ square foot open concept home, a two storey guest house, a bunkie for extra sleeping quarters, along with a huge two storey detached double garage and lakeside gazebo. The main home features a bright, open-concept main floor with expansive windows and doors

offering views from all angles and bringing the outside in. The well-appointed kitchen boasts ample storage, a large island, and elegant stone countertops. The inviting living room is perfect for relaxing - cozy up by the wood stove or step out onto the expansive, private wraparound deck. Also on the main floor are two bedrooms, a 4-piece bathroom complete with a jacuzzi tub, a laundry area, and a walk in pantry - all finished with impressive attention to detail throughout. Upstairs, you will find the spacious primary bedroom along with a stunning 4-piece ensuite bathroom. Outdoors, enjoy the best of lakeside living with a dock on the north end of the shoreline and a sandy, level beach on the south end-perfect for swimming and relaxing. Enjoy the view with a huge private deck area with a fire pit and lakeside hot tub. This remarkable property has been thoughtfully designed, is feature packed and has been meticulously maintained, with no expense spared.

**Inclusions:** Dock, Generator, Hot Tub, Washer, Dryer, Kitchen and Pantry Fridges, Stove, Microwave, Dishwasher, Pantry Cabinetry, All light fixtures, Blinds and drapes, BBQ, Propane Fire Pit on Deck

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