



**1117 Beaver Creek Lane Lot 7** **List: \$359,000 For: Sale**  
**Frontenac Ontario K0H 1B0**  
 Frontenac 45 - Frontenac Centre Frontenac  
**SPIS:** No **Taxes:** \$1,600.16/2025 **DOM: 0**

Vacant Land **Front On:** S **Rms:**  
**Link:** **Acre:** .50-1.99 **Bedrooms:** 0  
**Washrooms:** 0

**Lot:** 104.98 x 431.94 Feet **Irreg:**  
**Dir/Cross St:** Beaver Creek Lane / Richardson Road  
**Directions:**  
 Hwy 7 in Arden north on Henderson Rd to Richardson Rd to Beaver Creek Lane. Turn on 1117 A/B Lane and head to lot #7.

**MLS#:** X13145306 **PIN#:** 361700102  
**Possession Remarks:** TBD  
**Legal:** PT LT 20 CON 6 KENNEBEC PT 7, 13R8815; T/W FR751374 TOWNSHIP OF CENTRAL FRONTENAC

<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Wood <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Lake Access, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck, Fishing, Privacy	<b>Zoning:</b> RW <b>Cable TV:</b> No <b>Hydro:</b> Yes <b>Gas:</b> No <b>Phone:</b> No <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Other <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Out Buildings <b>Survey Type:</b> Available
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**Water Body Name:** Kennebec Lake **Shoreline:** Clean, Deep, Rocky  
**Water Body Type:** Lake **Shoreline Allowance:** None  
**Water Frontage (M):** 104.98 **Shoreline Exp:** S  
**Topography:** Hilly, Rocky, Wooded/Treed **Alternative Power:** None  
**Water Features:** Stairs to Waterfront, Waterfront-Deeded **Easements/Restrict:** Unknown  
**Access to Property:** Private Road **Rural Services:** Cell Services, Electricity Connected  
**Docking Type:** None **Waterfront Accessory Bldgs:** Bunkie  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Beautiful south-facing waterfront lot on the highly sought-after north shore of Kennebec Lake. This 1-acre property features 104' of deep, clean waterfront with a lakeside deck and stairs leading directly into the water for easy swimming and lakeside enjoyment. Surrounded by mature bush, the property offers exceptional privacy and a true cottage country atmosphere. The property includes a cozy bunkie with hydro and a large deck overlooking the lake, perfect for relaxing and entertaining, along with a storage shed for added convenience. A large parking area provides plenty of space for family and guests, while the fire pit creates the perfect setting for evening campfires under the stars. Kennebec Lake is conveniently located just off Highway 7 near the village of Arden. Stretching approximately 12.5 km in length, this deep, clean lake is well known for its excellent boating, swimming, and outstanding walleye and bass fishing. Whether you're looking for a peaceful weekend retreat or the ideal location for your future cottage build, this property offers exceptional recreational potential in a beautiful natural setting with sunny south-facing exposure all day long.					

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