

PRICE
REDUCED

Exceptional Waterfront
Compound on Long Lake



1004C Public Beach Road, Parham, ON

A Year-Round Waterfront Retreat on Long Lake

Located just 3 hours from Toronto and 1 1/2 hours from Ottawa, this exceptional property offers easy year round access and is ideal as your permanent residence with a large two story guest cottage, or as an extended family cottage (combined sleeping accommodation for 12 to 14 people) or alternatively it would be a great income earner for year round rentals. The property sits on Long Lake which is a mid size lake with great swimming, boating and fishing. The beautiful 1,800+ square foot cottage/home has three bedrooms, (two primary bedrooms with king size beds and one with an ensuite). There is also the separate guest cottage, bunkie, large gazebo and huge two story detached double garage!

X12934600

\$ \$1,160,000

3 Bedrooms

2 Bathrooms

Long Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



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Table of Contents

**1004C Public Beach Road
Parham, ON**

Features	3
More Information	4
Gallery	5
Floor Plan	8
Survey & Map of Long Lake	9
Aerial Images	10
WETT Inspection	11
Well Record	12
Septic Inspection	13
Interactive Links	14
MLS Listing	15
Contact Information	16



A Year-Round Waterfront Retreat on Long Lake

- Located just 3 hours from Toronto and 1 1/2 hours from Ottawa, this exceptional property offers easy year round access and is ideal as your permanent residence with a large two story guest cottage, or as an extended family cottage (combined sleeping accommodation for 12 to 14 people) or alternatively it would be a great income earner for year round rentals. The property sits on Long Lake which is a mid size lake with great swimming, boating and fishing. The beautiful 1,800+ square foot cottage/home has three bedrooms, (two primary bedrooms with king size beds and one with an ensuite). There is also the separate guest cottage, bunkie, large gazebo and huge two story detached double garage!
- **The Main Home:** The main home/cottage 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 or step out onto the expansive, private wraparound deck. It's a warm, very welcoming and accessible space that is ideal for entertaining. You'll love the views whether from inside or outside sitting around the conveniently converted to propane fire pit or inside the "made for Canadian winters" hot tub! Also on the main floor are two bedrooms, a 4-piece bathroom complete with a jacuzzi tub, laundry area and large walk in pantry - all finished with impressive attention to detail throughout. Upstairs, you will wake up to beautiful sunrises in the spacious primary bedroom with a stunning 4-piece ensuite.
- **The Waterfront and Grounds:** 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. It's perfect for toddlers, swimmers and sunbathers alike. The decks fully wrap the home and link to the guest cottage, offering many quiet outdoor spots for lounging and entertaining.
- **Four Seasons of Lakeside Living:** What makes this piece of paradise so special is your ability to watch your world change with the seasons. Spring offers birds migrating, nesting, and the garden bursting to life with daffodils, irises, and perennials. Fall has you taking the chill off with a fire in the wood stove, turkey in the oven, or watching the maple leaves lazily fall. Winter is magical, cozied up by the wood stove, hot chocolate in hand as the first delicate flakes of snow fall, Christmas tree lights reflecting in the glow, tobogganing with friends at night or down the kiddie hill with the young one. A frozen lake brings friends and neighbours together for ice fishing, games, chili and "hot toddies" by the beach.
- **A Thoughtfully Designed Property:** This remarkable property has been thoughtfully designed, is feature packed and has been meticulously maintained, with no expense spared. If you are so interested, the owners would be happy to negotiate (outside of the real estate transaction) a fully turnkey opportunity (including household furnishings, outdoor furniture, kayaks etc).

Directions

- Long Lake Road to Public Beach Road, stay right and follow signs.

PROPERTY UPDATES & IMPROVEMENTS

Kitchen & Interior



The kitchen was fully renovated in 2011, with a 2025 Samsung dual oven stove recently added. A water softener system was installed in 2011, and a custom glass tub surround was added in 2019. The master ensuite was fully renovated in 2023. In 2024, a third bedroom and pantry addition were built using ICF construction, wired for an electric vehicle charger.

Heating & Mechanical

The home is heated by a 2022 Fujitsu heat pump system with three heads. A 2024 single-head heat pump serves the third bedroom. The propane boiler system was installed in 2014 and is located in a dedicated utility room added the same year. Propane is supplied by LeVac Propane. The crawl space walls, as well as the studio crawl space, were spray foamed in 2015.

Utilities

Electrical service was upgraded to 200 amps in 2020. Internet is provided by North Frontenac Telephone Company (613-279-2193). Both the house and studio wood stoves hold a 2019 W.E.T.T. certification.

A drilled well was installed in 2006 (310 feet deep, 3.61 GPM). A new septic system was installed in 2021, with final inspection completed December 2021.

Outbuildings



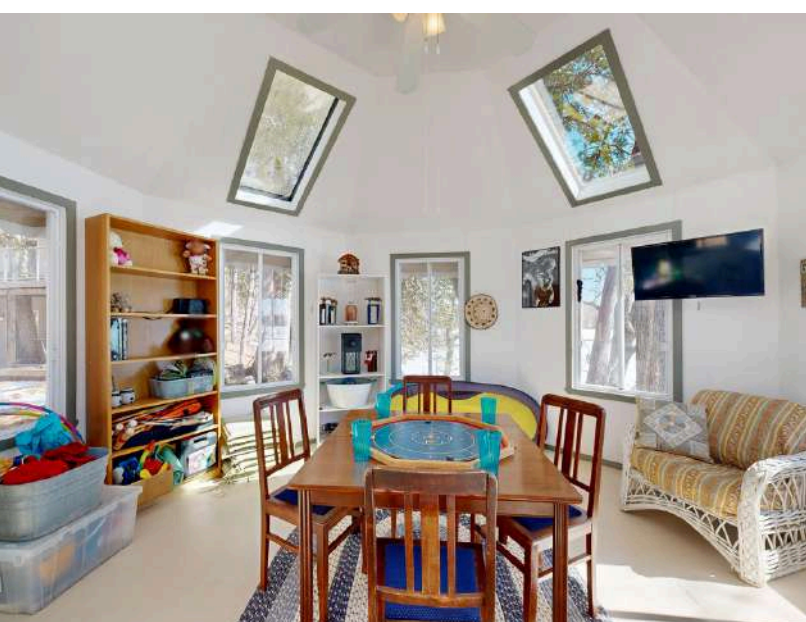
The gazebo (16 ft) and bunkie (14x10 ft) were both built in 2005 and received a new red steel roof in 2016 along with the main house. The bunkie is equipped with a composting toilet. The detached garage (32x24 ft with finished upper level) was built in 2010, offering 768 sq ft of usable space plus loft storage. The studio was added in 2009. The hot tub is a 2020 model; 44-jet, 6-person, with LED lighting and Bluetooth audio.

Auxiliary Residence (Studio/Cottage)

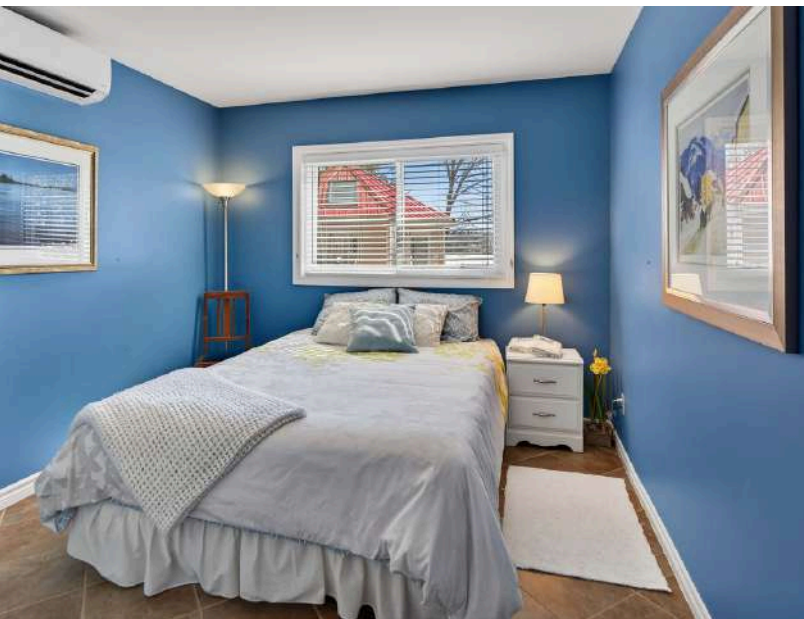


The auxiliary residence is heated by a propane forced-air furnace with electric hot water and 125-amp service. The main level includes a living room with hardwood floors, a wood stove, and walkout to deck, plus a 3-piece bathroom. The upper level features vinyl plank flooring, a kitchen area, and a small flex room that could serve as an additional bedroom, with access to a deck overlooking the lake.

GALLERY



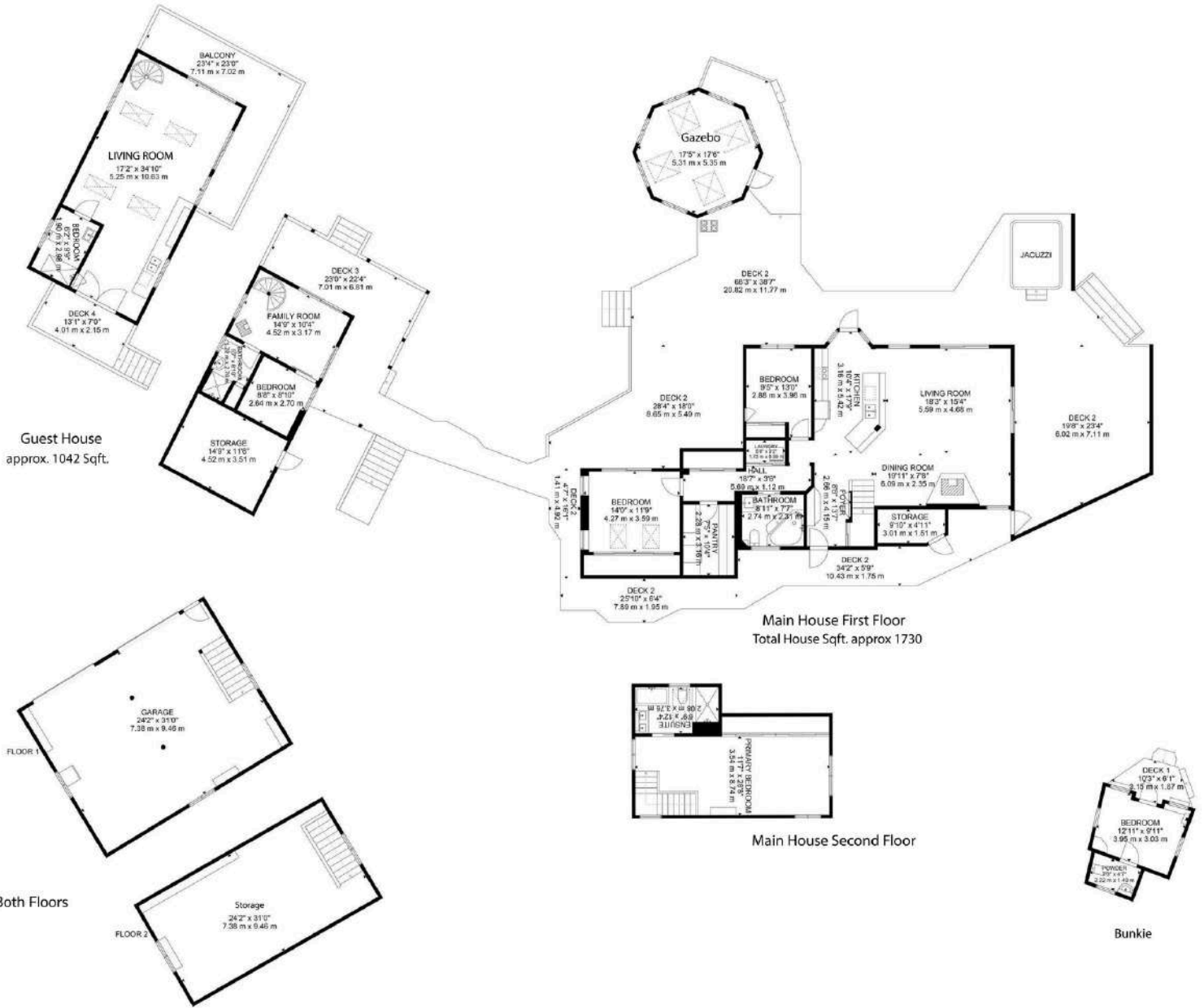
GALLERY



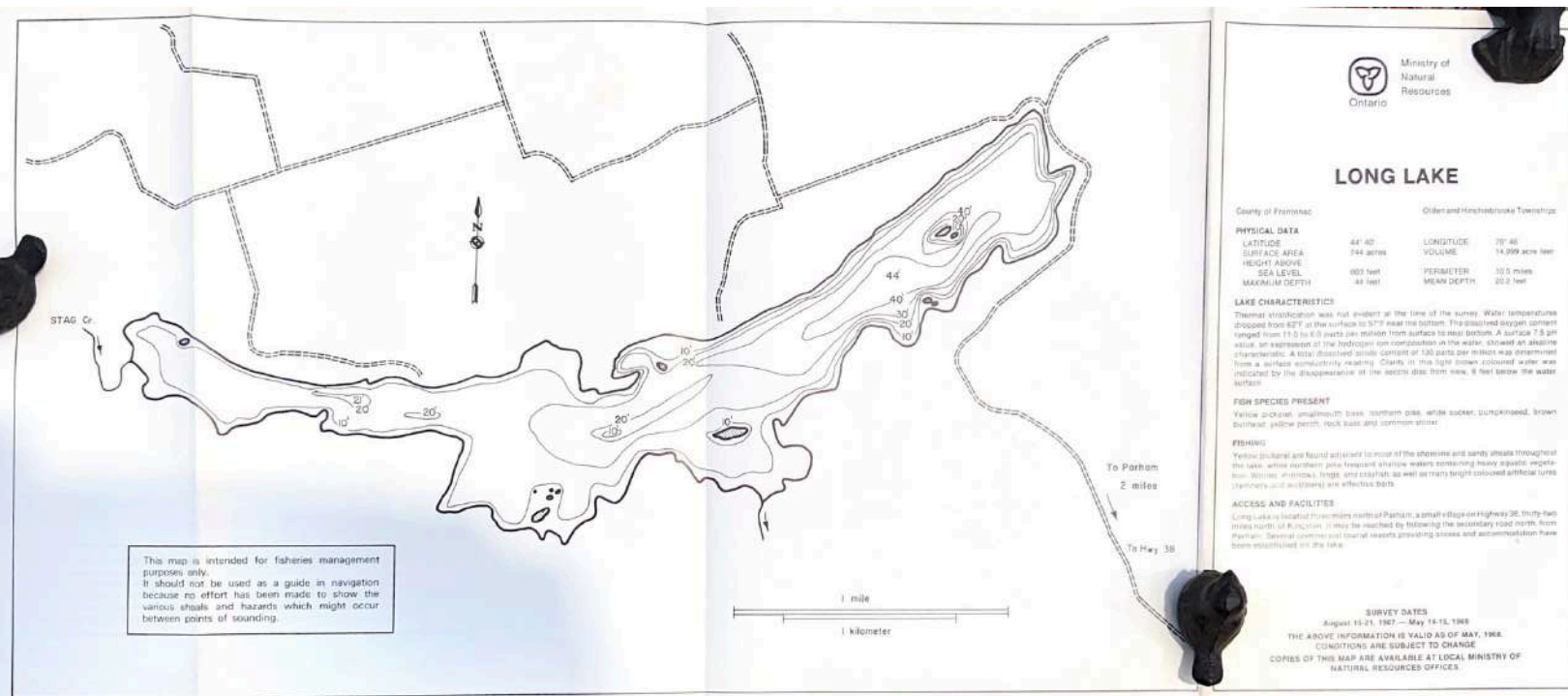
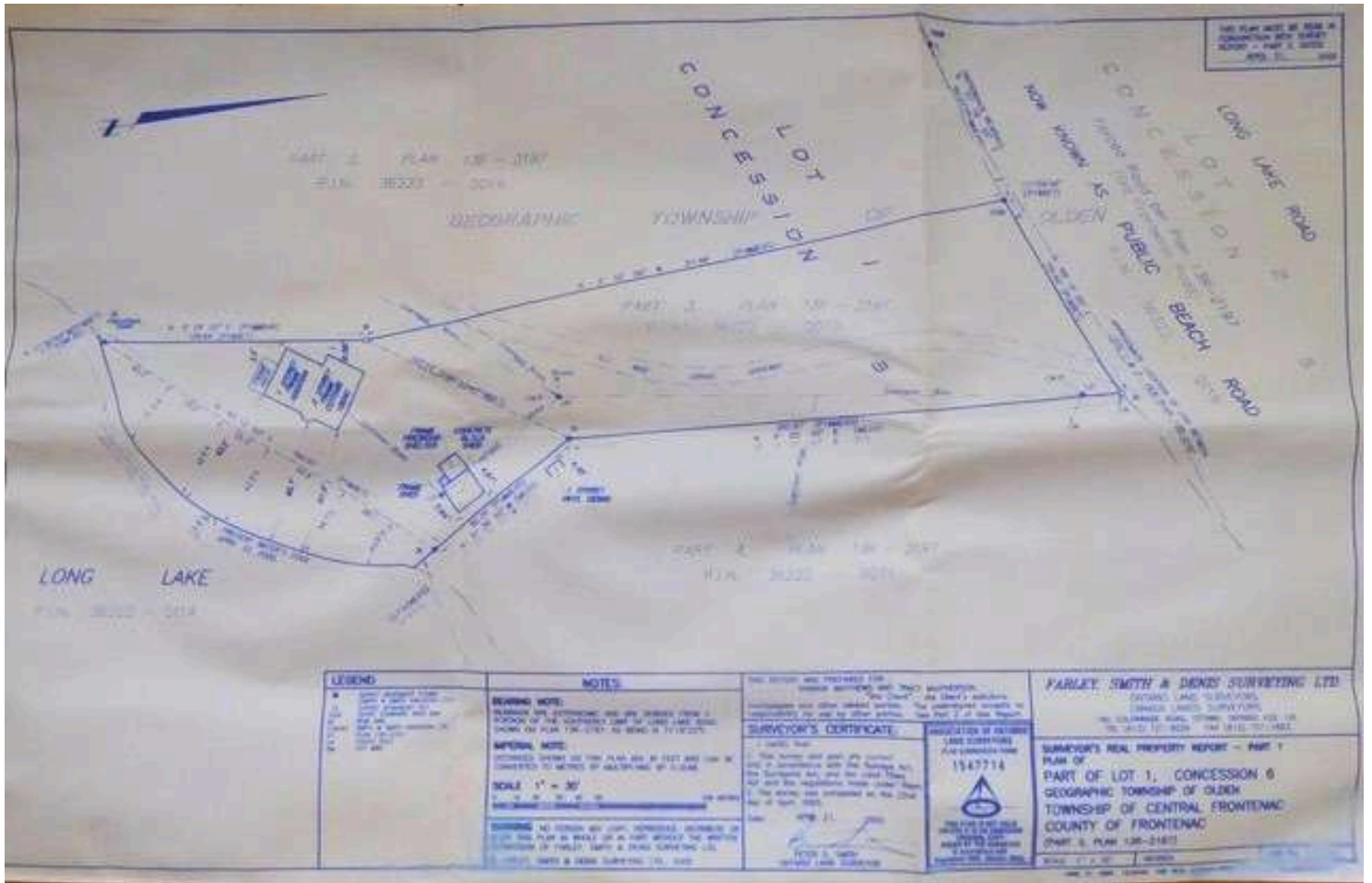
GALLERY



FLOOR PLAN



SURVEY & MAP OF LONG LAKE



AERIAL IMAGES



WETT INSPECTION

Consultant

Andrew Tietzen

W.E.T.T. Certified Technician #5927

Report on compliance of solid fuel burning appliance(s)

June 26 2019

Andrew Tietzen
4014 County Rd.#1
Yarker, On
K0K 3N0
tietzen.fire@yahoo.com
613-539-907

Re: 1004C Public Beach Road.
Parker ON.

House: Hearthstone Bennington, saltkirk
double wall pipe. and Chimney
Hearth.

Stoves: Napoleon 1400, Saltkirk. Double Wall pipe
and chimney
Hearth.

The installation of stove and connector pipe meet or exceed manufacturers specifications and by extension B365 and the Ontario Building Code.

Compliance YES

Any further inquiries may be addressed to me at the above contact numbers.



Andrew Tietzen

This report is the result of a general visual inspection to determine compliance with C.S.A. B365/01. The inspection is non destructive and does not include inaccessible places or attics. Any recommendations are based on apparent and obvious conditions found as of this date. The report is intended only as a record of this inspection and no warranty of safety or function is implied since deterioration and use are beyond my control.

WELL RECORD



Ministry of the Environment

Well Tag | **A 043479** (below)
A043479

Well Record
 Regulation 903 Ontario Water Resources Act

page ___ of ___

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Ministry Use Only

MUN _____ CON _____ LOT _____

Well Owner's Information and Location of Well Information



RR# Street Number/Name: **Frontenac** City/Town/Village: **Olden** Site/Compartment/Block/Tract etc.: **0**
 # **1004C** Public Beach Road Long Lake RP **13R 2197**
 GPS Reading NAD Zone Easting Northing Unit Make/Model Mode of Operation: Undifferentiated Averaged
 8.3 18 36.1404 4949879 Magellan Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Depth To	Metres
	Rocky Earth			0	1.22	
	Quartz & Paint Rock			1.22	36.57	
	Gold Mica			36.57	54.86	
	Red & Black Granite			54.86	94.48	

Hole Diameter

Depth	Metres	Diameter
From	To	Centimetres
0	94.48	15.23

Construction Record

inside diam centimetres	Material	Wall thickness centimetres	Depth From	Depth To
15.23	Steel <input checked="" type="checkbox"/> Fibreglass Plastic <input type="checkbox"/> Concrete Galvanized <input type="checkbox"/>	.48	0	6.71
Screen				
Outside diam	Steel <input type="checkbox"/> Fibreglass Plastic <input type="checkbox"/> Concrete Galvanized <input type="checkbox"/>	Slot No.		
No Casing or Screen				
Open hole <input checked="" type="checkbox"/> 6.10 94.48				

Test of Well Yield

Pumping test method	Draw Down	Recovery
	Time min Water Level Metres	Time min Water Level Metres
Sub Pump		
Pump intake set (metres)	2.00	37.12
Pumping rate (litres/min)	3.10	33.35
Duration of pumping (hrs + min)	2 3.75	2 32.74
Final water level end of pumping (metres)	3 4.67	3 32.47
Recommended pump type: <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	4 5.35	4 33.10
Recommended pump depth (metres)	5 6.00	5 31.78
Recommended pump rate (litres/min)	10 8.74	10 29.95
	15 11.52	15 28.23
If flowing give rate (litres/min)	20 14.96	20 26.50
	25 18.08	25 25.46
If pumping discontinued, give reason	30 21.13	30 24.40
	40 27.10	40 21.47
	50 33.16	50 18.62
	60 37.12	60 15.84

Water Record

Water found at _____ Metres Kind of Water _____

50 m Fresh Sulphur Gas Salty Minerals Other: **TESTED**

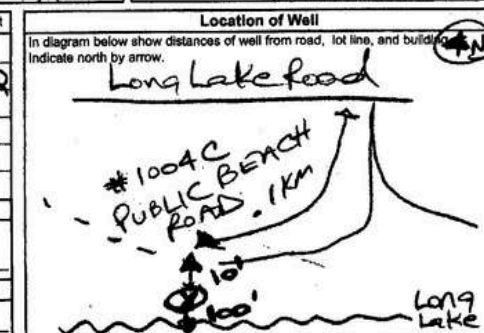
1 m Fresh Sulphur Gas Salty Minerals Other: _____

After test of well yield, water was **TESTED**

Chlorinated Yes No

Plugging and Sealing Record

Depth set at - Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
6.10	Neat Cement Slurry	0.1362



Method of Construction

Cable Tool Rotary (air) Diamond Digging
 Rotary (conventional) Air percussion Jetting Other
 Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other
 Stock Commercial Not used
 Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)
 Observation well Abandoned, insufficient supply Dewatering
 Test Hole Abandoned, poor quality Replacement well

Well Contractor/Technician Information

Name of Well Contractor: **AIR ROCK DRILLING CO LTD 1119** Well Contractor's Licence No.: _____
 Business Address (street name, number, city etc.): **1119 RICHMOND CRT K0A2Z0**
 Name of Well Technician (last name, first name): **ROCANI, DAN** Well Technician's Licence No.: **T3058**

Audit No. **z 48683** Date Well Completed **2006 07 29**

Was the well owner's information package delivered? Yes No Date Delivered **2006 10 04**

Ministry Use Only

Data Source Contractor **1119**

Date Received _____ Date of Inspection _____

Remarks _____ Well Record Number _____

SEPTIC INSPECTION



TOWNSHIP OF SOUTH FRONTENAC FINAL INSPECTION REPORT FOR CLASS 2, 3, 4, 5 SEWAGE SYSTEMS

Permit #
21-380

OWNER [REDACTED] INSTALLER NEDOW CONSTRUCTION

1. Work has been satisfactorily completed and includes: (PETER NEDOW)

a) Septic tank / holding tank / treatment unit of working capacity of 4500 litres constructed of concrete plastic serving A 3 BEDROOM DWELLING + A POTTERY STUDIO

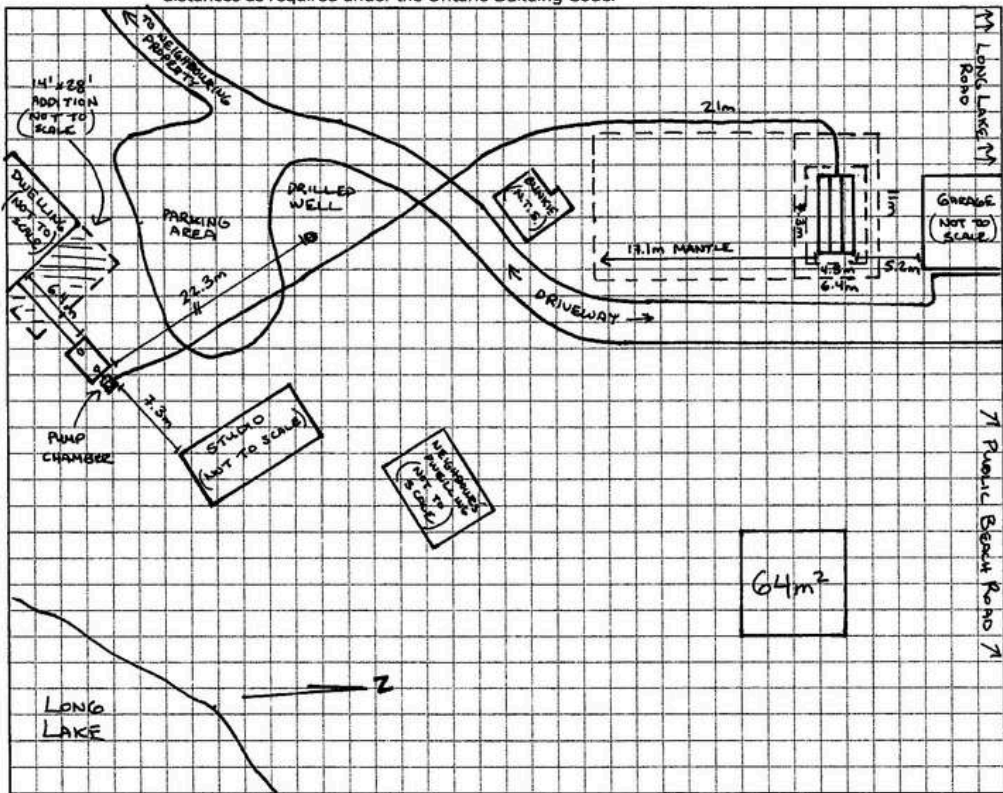
Make & Model of Tank: PLANS PRECAST CONCRETE 4500L LOW TANK + 340L PUMP CHAMBER

b) Leaching / Filter Bed 24.38 metres of 75 mm diameter distribution pipe of NAPCO PVC Leaching chamber laid in 4 runs and fed by PUMP Filter Bed: Loading Area 31.22 m² Contact Area 70.23 m²

c) Treatment Unit Make & Model: _____ Level: _____

d) Leaching Chamber Make & Model: _____ # of Pieces: _____

2. 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 AUGUST 24, 2021

The Sewage System has been inspected and determined to comply with the requirements of Regulation 332/12, made under the Building Code Act, for the installation on the following property located at:

Lot parts 1+2 Concession 6 District OLDEN Municipality CENTRAL FRONTENAC

Municipal Address 1004C PUBLIC BEACH ROAD

Registered Plan # 13R2197 Part(s) 3 Plan of Subdivision _____ Sublot _____

Final Compliance Inspection – the following work has been completed:

- System backfilled with suitable granular fill
- Grading to shed run-off and divert water around leaching bed completed
- Sloped surfaces are stabilized
- Topsoil has been put on the leaching bed to establish grass cover
- Other: _____

Inspector [Signature] Inspection Date DECEMBER 14, 2021

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=UL4V1kez9o4>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/KbrVDUI6pbc>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/9ArbW83qsgVQKNJNA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1004cPublic/>

MLS LISTING



1004C Public Beach Rd **List: \$1,160,000 For: Sale**
Frontenac Ontario K0H 2K0
 Frontenac 45 - Frontenac Centre Frontenac
SPIS: N **Taxes: \$5,708.68/2025**

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

Kitchens: 1
Fam Rm: Y
Basement: Crawl Space
Fireplace/Stv: Y
Heat: Heat Pump, Radiant / Propane
A/C: Other
Central Vac: N
Apx Age: 51-99
Year Built: 1935
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Metal
Foundation: Concrete Block, Slab
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift: Main
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Wood / Hardboard
Gar/Gar Spcs: Detached / 2
Park/Drive:
Drive: Private Double
Drive Park Spcs: 3
Tot Prk Spcs: None⁵
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Family Room, Fireplace/Stove, Lake Access, School Bus Route, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Hot Tub, Landscaped, Year Round Living
Interior Feat: Carpet Free, Water Heater Owned
Security Feat: Carbon Monoxide Detectors, Smoke Detector, Alarm System

Zoning: RW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
Accessibility Feat: 32 Inch Min Doors, Level Entrance, Wheelchair Access
Under Contract: Propane Tank
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct: Aux Residences, Gazebo, Other
Survey Type: Available

Water Body Name: Long Lake
Water Body Type: Lake
Water Frontage (ft): 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: Y
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 Waterlne, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x5.25	Tile Floor
2	Kitchen	Main	18.37	x10.5	Tile Floor
3	Living	Main	23.29	x18.37	Hardwood Floor
4	2nd Br	Main	13.12	x11.81	Hardwood Floor
5	Pantry	Main	10.5	x6.56	Hardwood Floor
6	Bathroom	Main	8.53	x7.22	4 Pc Bath
7	Laundry	Main	5.91	x3.28	Tile Floor
8	3rd Br	Main	13.12	x9.51	Tile Floor
9	Prim Bdrm	2nd	28.87	x11.15	Hardwood Floor
10	Bathroom	2nd	12.14	x6.89	5 Pc Ensuite

Client Remks: Located just 3 hours from Toronto and 1 1/2 hours from Ottawa, this exceptional property offers easy year round access and is ideal as your permanent residence with a large two story guest cottage, or as an extended family cottage (combined sleeping accommodation for 12 to 14 people) or alternatively it would be a great income earner for year round rentals. The property sits on Long Lake which is a mid size lake with great swimming, boating and fishing. The beautiful 1,800+ Square foot cottage/home has three bedrooms, (two primary bedrooms with king size beds and one with an ensuite). There is also the separate guest cottage, bunkie, large gazebo and huge two story detached double garage! The main home/cottage 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 or step out onto the expansive, private wraparound deck. It's a warm, very welcoming and accessible space that is ideal for entertaining. You'll love the views whether from inside or outside sitting around the conveniently converted to propane fire pit or inside the "made for Canadian winters" hot tub! Also on the main floor are two bedrooms, a 4-piece bathroom complete with a jacuzzi tub, laundry area and large walk in pantry - all finished with impressive attention to detail throughout. Upstairs, you will wake up to beautiful sunrises in the spacious primary bedroom with a stunning 4-piece ensuite. 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. It's perfect for toddlers, swimmers and sunbathers alike. The decks fully wrap the home and link to the guest cottage, offering many quiet outdoor spots for lounging and entertaining. What makes this piece of paradise so special is your ability to watch your world change with the seasons. Spring offers birds migrating, nesting, and the garden bursting to life with daffodils, irises, and perennials. Fall has you taking the chill off with a fire in the wood stove, turkey in the oven, or watching the maple leaves lazily fall. Winter is magical, cozied up by the wood stove, hot chocolate in hand as the first delicate flakes of snow fall, Christmas tree lights reflecting in the glow, tobogganing with friends at night or down the kiddie hill with the young one. A frozen lake brings friends and neighbours together for ice fishing, games, chili and "hot toddies" by the beach. This remarkable property has been thoughtfully designed, is feature packed and has been meticulously maintained, with no expense spared. If you are so interested, the owners would be happy to negotiate (outside of the real estate transaction) a fully turnkey opportunity (including household furnishings, outdoor furniture, kayaks etc).
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**



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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