



1004C Public Beach Rd **List: \$1,160,000 For: Sale**
Frontenac Ontario K0H 2K0
 Frontenac 45 - Frontenac Centre Frontenac
SPIS: No **Taxes:** \$5,708.68/2025 **DOM:** 65

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	Exterior: Wood / Hardboard	Zoning: RW
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV: No
Basement: Crawl Space	Drive: Private Double	Hydro: Yes
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas: No
Heat: Heat Pump, Radiant / Propane	Tot Prk Spcs: 5	Phone: A
A/C: Other	UFFI:	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well
Apx Age: 51-99	Energy Cert:	Sewer: Septic
Year Built: 1935	Cert Level:	Spec Desig: Unknown
Yr Built Source: MPAC	GreenPIS:	Farm/Agr:
Apx Sqft: 1500-2000	Prop Feat: Beach, Family Room, Fireplace/Stove, Lake Access, School Bus Route, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
Lot Shape: Irregular	Exterior Feat: Deck, Fishing, Hot Tub, Landscaped, Year Round Living	Retirement:
Lot Size Source: GeoWarehouse	Interior Feat: Carpet Free, Water Heater Owned	Accessibility Feat: 32 Inch Min Doors, Level Entrance, Wheelchair Access
Roof: Metal	Security Feat: Carbon Monoxide Detectors, Smoke Detector, Alarm System	Under Contract: Propane Tank
Foundation: Concrete Block, Slab		HST Applicable to Sale Price: Not Subject to HST
Assessment:		Oth Struct: Aux Residences, Gazebo, Other
POTL:		Survey Type: Available
POTL Mo Fee:		
Elevator/Lift:		
Laundry Lev: Main		
Phys Hdcap-Eqp:		

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 Waterlne, 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