



1040 Antoine Road **List: \$649,900 For: Sale**
Frontenac Ontario K0H 2P0
 Frontenac 45 - Frontenac Centre Frontenac
SPIS: No **Taxes: \$2,855.76/2025** **DOM: 77**

Detached **Front On: W** **Rms: 8 + 6**
Link: N **Acres:** **Bedrooms: 2 + 2**
 2-Storey **Washrooms: 3**
 1x4xMain, 1x2xMain, 1x4xUpper

Lot: 746 x 278 Feet Irreg:
Dir/Cross St: Antoine Road / Wagner Road
Directions:
 Highway 38 to Wagner Road, right on Antoine Property on the corner of Wagner and Antoine Rd

MLS#: X12918642 **PIN#:** 362340390

Possession Remarks: TBD

Legal: PT LT 9 CON 1 OSO PT 1 13R1083 & PT 1 13R3348; CENTRAL FRONTENAC

<p>Kitchens: 2 + 0 Fam Rm: N Basement: Crawl Space / Other Fireplace/Stv: Y Heat: Baseboard, Forced Air, Radiant / Electric, Oil, Propane A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1974 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Metal Foundation: Concrete Block, Poured Concrete, Slab Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: Yes</p>	<p>Exterior: Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Fireplace/Stove, Lake Access, Marina, Place Of Worship, School Bus Route, Wooded/Treed Exterior Feat: Awnings, Deck, Landscaped, Privacy, Private Pond, Recreational Area, Year Round Living Interior Feat: Primary Bedroom - Main Floor, Separate Heating Controls, Separate Hydro Meter, Storage, Water Heater Owned, Wheelchair Access Security Feat: Carbon Monoxide Detectors</p>	<p>Zoning: R Cable TV: No Hydro: Yes Gas: No Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Accessibility Feat: Multiple Entrances, Open Floor Plan, Raised Toilet, Ramped Entrance, Wheelchair Access Under Contract: Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Aux Residences, Garden Shed, Other, Out Buildings, Storage, Workshop Survey Type: Available</p>
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Topography: Rolling **Rural Services:** Cell Services, Electricity Connected, Internet High Speed, Telephone Available, Underground Utilities
Access to Property: Year Round Municipal Road
Docking Type: None **Waterfront Accessory Bldgs:** Not Applicable
Waterfront: None **Water Delivery Features:** Heatd Waterline

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.8	x 9.84	Laminate W/O To Deck
2	Living	Main	17.39	x 12.8	Laminate Combined W/Dining Fireplace
3	2nd Br	Main	9.84	x 8.53	Broadloom
4	Bathroom	Main	9.84	x 7.22	4 Pc Bath Whirlpool Tile Floor
5	Prim Bdrm	Main	13.12	x 10.83	Broadloom W/O To Deck
6	Sunroom	Main	9.51	x 7.22	Laminate
7	Mudroom	Main	20.01	x 10.83	Laminate W/O To Yard
8	Family	Main	19.69	x 10.83	Laminate
9	Bathroom	Main	9.51	x 6.56	2 Pc Bath Combined W/Laundry
10	Sunroom	Upper	14.44	x 13.45	Vinyl Floor
11		Upper	6.89	x 4.92	Laminate
Bathroom 12		Upper	24.28	x 17.39	Laminate Combined W/Living
13 3rd Br		Upper	11.48	x 11.48	Laminate W/O To Deck
14 4th Br		Upper	13.45	x 12.47	Laminate

Client Remks: Rare opportunity to purchase a country property with two primary residences. This unique home is perfect for multi-generational living or an investment opportunity and is ideally located near Sharbot Lake on a beautiful 4.6-acre lot. The main residence at 1040A Antoine Road is a two-storey, slab-on-grade home featuring two bedrooms, a full 4-piece bathroom, and a bright open-concept kitchen and living area on the second floor. Enjoy the added bonus of a 3-season room and direct access to a spacious deck overlooking the scenic acreage. The main level features a comfortable family room, a 2-piece bathroom with laundry, a mudroom, and a utility area. The attached unit at 1040B Antoine Road is a fully renovated mobile home set on a heated crawlspace. This updated space includes new framing, insulation, drywall, a metal roof, and a large deck 50'x16' with 50' handicap ramp with rail). Inside, you will find an open-concept kitchen and

living area, complete with a cozy propane fireplace, two bedrooms, and a 4-piece bathroom featuring a relaxing jacuzzi tub with new ceramic heated floor. A 3-season sunroom and wheelchair-accessible entry provide added comfort and convenience - making it ideal for those with mobility needs. The property also includes a detached single-car garage currently used as a workshop, a large storage shed, and a fabric shelter. The rolling landscape features mature trees, gardens, open spaces, and a tranquil pond nearby-perfect for enjoying nature and wildlife. Both residences offer ample parking and are serviced by a drilled well and septic system. Whether you're looking for a home that accommodates extended family while maintaining independence, or seeking a property with income potential, this unique property presents endless possibilities. Don't miss your chance to explore all that it has to offer.

Inclusions: Fridge (x2), Stove (x2), Microwave, Dishwasher, Window Blinds, Heater and Dehumidifier in crawlspace

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