

PRICE
REDUCED

Wake Up to the Sunrise
on White Lake

59 West Shore Lane, Frontenac, ON

Nestled along the shores of beautiful White Lake, this inviting waterfront home offers the perfect blend of comfort, convenience and year-round lakeside living.

Boasting desirable eastern exposure, the property welcomes breathtaking sunrise views and abundant natural morning light. The property features total level access from the home to the shoreline, providing effortless enjoyment of the crystal-clear waterfront - ideal for swimming, boating, fishing, and relaxing at the water's edge. A large dock is in place, along with an area to launch your boat. Set on a level waterfront lot with approximately 86' of shoreline, the property offers a beautiful balance of space, privacy, and manageable maintenance. Designed for comfortable family living and entertaining, the home features a spacious and welcoming main floor.

X13145820

\$ \$849,000

3 Bedrooms

2 Bathrooms

0.44 Acres

White Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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Features

Waterfront home on White Lake with eastern exposure, private dock, and year-round access

- **Waterfront Living on White Lake:** Nestled along the shores of beautiful White Lake, this inviting waterfront home offers the perfect blend of comfort, convenience and year-round lakeside living. Boasting desirable eastern exposure, the property welcomes breathtaking sunrise views and abundant natural morning light. The property features total level access from the home to the shoreline, providing effortless enjoyment of the crystal-clear waterfront - ideal for swimming, boating, fishing, and relaxing at the water's edge. A large dock is in place, along with an area to launch your boat. Set on a level waterfront lot with approximately 86' of shoreline, the property offers a beautiful balance of space, privacy, and manageable maintenance.
- **Main Floor Layout:** Designed for comfortable family living and entertaining, the home features a spacious and welcoming main floor. It includes a large living room and dining area highlighted by soaring cathedral ceilings, which create an open, airy atmosphere with stunning lake views. The main level is further enhanced by a beautiful custom kitchen, thoughtfully designed for both style and function. Step outside to a large front deck designed for lakeside enjoyment, along with an adjoining covered area. Also on the main floor are a convenient bedroom and a 3-piece bathroom.
- **Upper Level:** The second level offers a spacious primary bedroom complete with a walk-in closet, an additional spare bedroom, and a full four-piece bathroom, providing comfort and privacy for family and visitors alike.
- **Additional Features and Location:** Storage sheds located across the rear lane of the property add exceptional practicality, providing ample space for all your seasonal gear. Surrounded by the natural beauty and tranquility that White Lake is known for, this exceptional property is ideally suited as either a year-round residence or a four-season cottage retreat.

Directions

- White Lake Road to West Shore Lane, follow to #59.

MAJOR UPGRADES

Renovation & Improvement History

A substantial renovation program was undertaken between 2017 and 2022, transforming this property into a fully updated, year-round capable home.

- 2017 Major rebuild of workshop including carport, new siding, and new roof.
- 2018 Installation of small wood shed.
- 2019 ICF (Insulated Concrete Form) foundation installed.
- 2020 Home extended by 10 feet. Complete flooring resurfacing and new flooring throughout. New propane furnace with updated ducting. New HRV (Heat Recovery Ventilator) installed. New kitchen cabinets and countertops. All windows replaced. All doors replaced, including patio doors. New deck installed. New entrance porch installed. New metal roof installed. New engineered wood siding installed. Full upgrade of electrical service and wiring. Downstairs bathroom upgraded.
- 2021 Electric hot water tank replaced. New trim installed on main level. Laundry facility closet installed.
- 2022 Additional storage shed installed.



2025 Annual Property Expenses

Category	Annual Cost
Property Tax	\$3,627.22
Telephone/TV	\$2,854.09
Propane	\$2,664.93
Internet	\$1,898.28
Electrical	\$1,274.09
Insurance	\$1,260.36
Road Maintenance	\$761.65
General Maintenance	\$543.20
Total	\$14,883.82

INCLUSIONS & ROAD NOTES

Inclusions

- *Fixtures:* Washer and dryer (stacked), refrigerator, electric stove, propane fireplace.
- *Outdoor and Dock:* Aluminum dock, deck gazebo, patio table, 6 patio chairs, gas powered mower, life jackets (various sizes).
- *Chattels:* All drapes, blinds, and curtain rods. All ceiling-mounted light fixtures including ceiling fans. Cell phone booster system (exterior antenna, interior antenna, amplifier). Microwave, toaster, cold water dispenser. Guest bedroom furniture (queen bed, dresser, two night stands). Dining room table with 6 chairs, china cabinet, living room lamps, blue recliner chair, antique love seat, bar stools (qty 2).
- *Excluded:* Master bedroom furniture, master bedroom night stand lights, large screen TVs (qty 2), TV stand, grey recliner chair, office desk, computer and printer, small stand and bookshelf combo, Bell Expressvu receivers, outdoor deck box, vacuum cleaner, Xplornet modem and wifi unit (rental).

Road & Community Notes

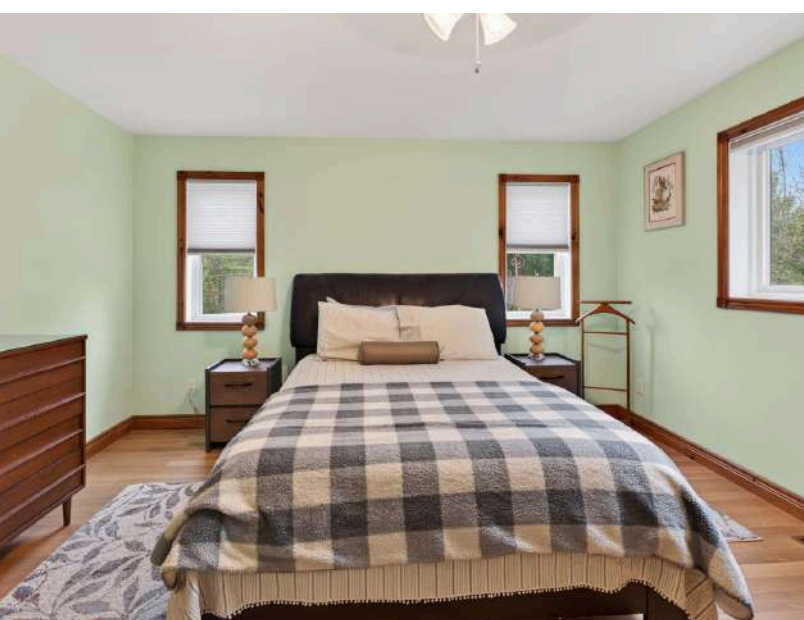
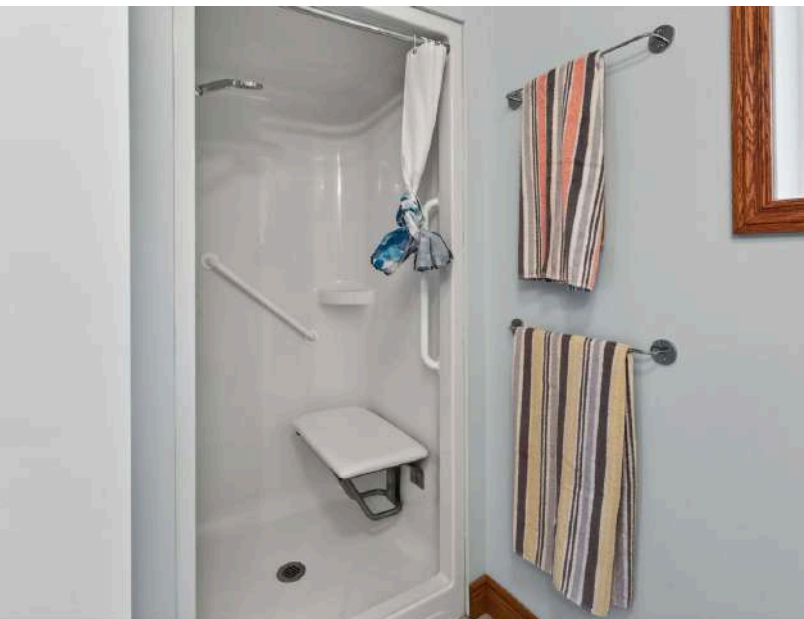
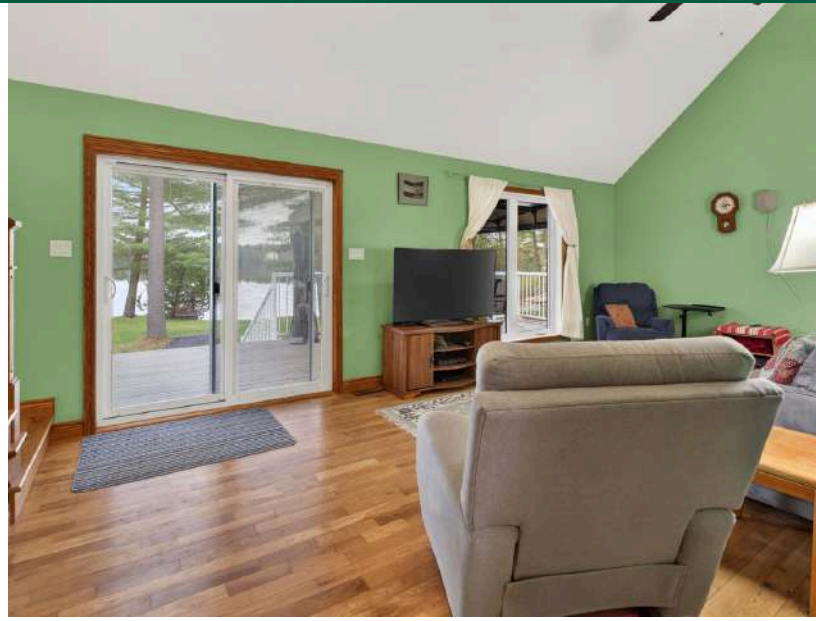
West Shore Lane and Arts Lane are maintained by POCUWALC (Property Owners and Causeway Users of Westshore Lane and Arts Lane Committee), representing 22 property owners. The annual road fee is \$100. Winter snow removal costs for permanent residents is shared equally among permanent residents.



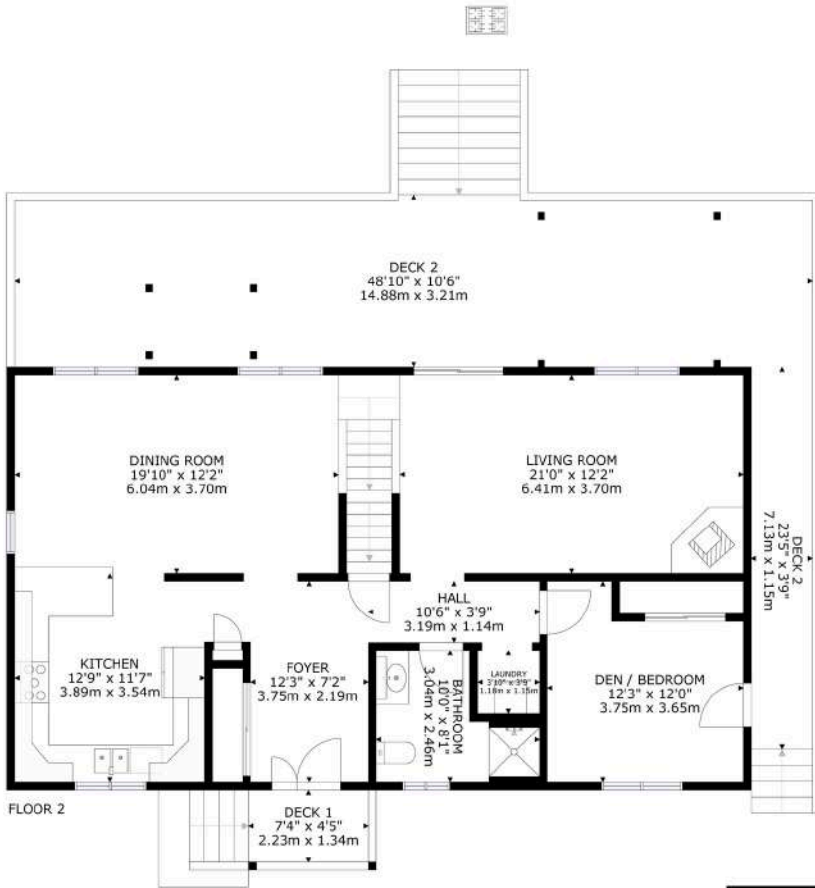
GALLERY



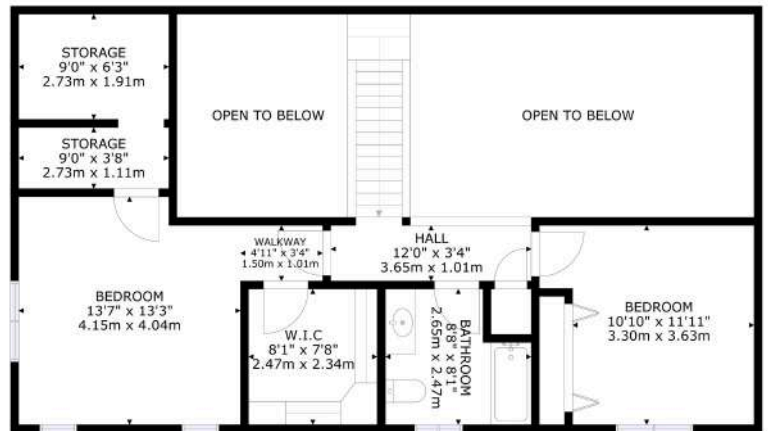
GALLERY



FLOOR PLAN



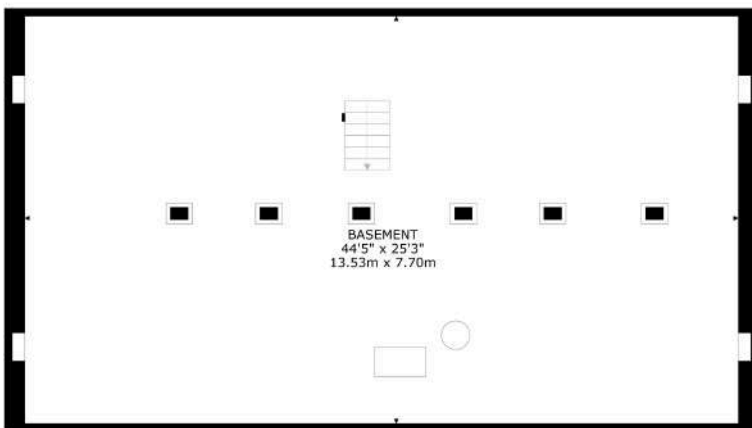
2nd Floor



GROSS INTERNAL AREA
 FLOOR 1: 1139 sq.ft, 105.80 m²; FLOOR 2: 1112 sq.ft, 103.31 m²; FLOOR 3: 639 sq.ft, 59.32 m²

EXCLUDED AREA
 DECK 1: 32 sq.ft, 2.99 m²; DECK 2: 589 sq.ft, 54.70 m²
 TOTAL: 2890 sq.ft, 268.43 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Basement

INTERACTIVE LINKS

Virtual Tour



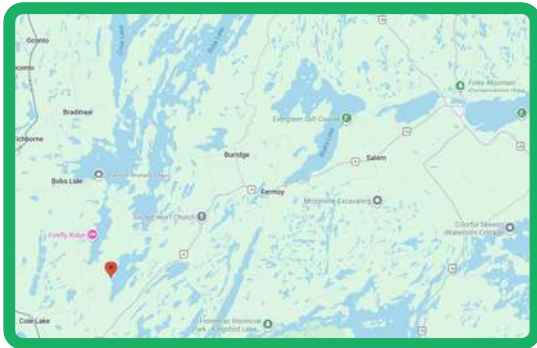
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=y8r3k148ZJj>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/YH6jzCUBfDA>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/4G2tjWwFmD4HwHK66>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/59WestShoreLane/>

MLS LISTING



59 West Shore Lane **List: \$849,000 For: Sale**

Frontenac Ontario K0H 1T0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes: \$3,627.22/2025**

Detached **Front On: S** **Rms: 10 + 0**
Link: N **Acre:** **Bedrooms: 3 + 0**
 2-Storey **Washrooms: 2**
 1x3xMain, 1x4x2nd

Lot: 86 x 250.56 FeetIrreg:
Dir/Cross St: West Shore Lane / White Lake Road
Directions: White Lake Road to West Shore Lane, follow to #59

MLS#: X13145820 **PIN#:** 362430219

Possession Remarks: TBD

Legal: PT LT 12 CON 3 BEDFORD PT 1, 2 & 3 13R15051 ; S/T & T/W FR689123 EXCEPT THE EASEMENT THEREIN RE PT 4, 5 13R15051; SOUTH FRONTENAC

<p>Kitchens: 1 + 0 Fam Rm: N Basement: Crawl Space Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 2000 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Metal Foundation: Insulated Concrete Form, Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Main</p>	<p>Exterior: Wood Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Lake Access, Place Of Worship, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Year Round Living Interior Feat: Carpet Free, ERV/HRV, Storage, Ventilation System, Water Heater Owned Security Feat: Smoke Detector</p>	<p>Zoning: RLSW Cable TV: No Hydro: Yes Gas: No Phone: Yes Water: Other Water Supply Type: Lake/River, Sediment Filter Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Propane Tank Under Contract: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Garden Shed, Out Buildings, Shed Survey Type: None</p>
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<p>Water Body Name: White Lake Water Body Type: Lake Water Frontage (M): 86 Topography: Level, Wooded/Treed Water Features: Boat Launch, Dock, Waterfront-Deeded Access to Property: Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct</p>	<p>Shoreline: Clean, Rocky, Sandy Shoreline Allowance: None Shoreline Exp: E Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Internet High Speed, Telephone Available Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Uv System</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.2	x7.22	Vinyl Floor
2	Kitchen	Main	12.8	x11.48	Vinyl Floor
3	Dining	Main	20.01	x12.47	Hardwood Floor
4	Living	Main	21.33	x9.84	Hardwood Floor
5	Bathroom	Main	9.84	x7.55	3 Pc Bath
6	Laundry	Main	3.61	x3.61	Vinyl Floor
7	2nd Br	Main	11.81	x11.81	Hardwood Floor
8	3rd Br	2nd	13.12	x 11.81	Hardwood Floor
9	Bathroom	2nd	8.53	x7.87	4 Pc Bath
10	Prim Bdrm	2nd	13.78	x13.45	Hardwood Floor

Client Remks: Nestled along the shores of beautiful White Lake, this inviting waterfront home offers the perfect blend of comfort, convenience and year-round lakeside living. Boasting desirable eastern exposure, the property welcomes breathtaking sunrise views and abundant natural morning light. The property features total level access from the home to the shoreline, providing effortless enjoyment of the crystal-clear waterfront - ideal for swimming, boating, fishing, and relaxing at the water's edge. A large dock is in place, along with an area to launch your boat. Set on a level waterfront lot with approximately 86' of shoreline, the property offers a beautiful balance of space, privacy, and manageable maintenance. Designed for comfortable family living and entertaining, the home features a spacious and welcoming main floor. It includes a large living room and dining area highlighted by soaring cathedral ceilings, which create an open, airy atmosphere with stunning lake views. The main level is further enhanced by a beautiful custom kitchen, thoughtfully designed for both style and function. Step outside to a large front deck designed for lakeside enjoyment, along with an adjoining covered area. Also on the main floor are a convenient bedroom and a 3-piece bathroom. The second level offers a spacious primary bedroom complete with a walk-in closet, an additional spare bedroom, and a full four-piece bathroom, providing comfort and privacy for family and visitors alike. Storage sheds located across the rear lane of the property add exceptional practicality, providing ample space for all your seasonal gear. Surrounded by the natural beauty and tranquility that White Lake is known for, this exceptional property is ideally suited as either a year-round residence or a four-season cottage retreat.

Inclusions: See Attached List

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



Questions? Contact us:

Tammy & Heath Gurr

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