



59 West Shore Lane
Frontenac Ontario K0H 1T0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$3,627.22/2025 **DOM:** 37
List: \$849,000 For: Sale
 Detached **Front On:** S **Rms:** 10 + 0
Link: N **Acre:** **Bedrooms:** 3 + 0
 2-Storey **Washrooms:** 2
 1x3xMain, 1x4x2nd
Lot: 86 x 250.56 Feet Irreg:
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

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: Main Phys Hdcap-Eqp:	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	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: Under Contract: Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Garden Shed, Out Buildings, Shed Survey Type: None
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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	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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.2	x 7.22	Vinyl Floor
2	Kitchen	Main	12.8	x 11.48	Vinyl Floor
3	Dining	Main	20.01	x 12.47	Hardwood Floor
4	Living	Main	21.33	x 9.84	Hardwood Floor
5	Bathroom	Main	9.84	x 7.55	3 Pc Bath
6	Laundry	Main	3.61	x 3.61	Vinyl Floor
7	2nd Br	Main	11.81	x 11.81	Hardwood Floor
8	3rd Br	2nd	13.12	x 11.81	Hardwood Floor
9	Bathroom	2nd	8.53	x 7.87	4 Pc Bath
10	Prim Bdrm	2nd	13.78	x 13.45	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