



1117 Beaver Creek Lane Lot 7
Frontenac Ontario K0H 1B0
 Frontenac 45 - Frontenac Centre Frontenac
SPIS: No **Taxes:** \$1,600.16/2025 **DOM: 48**
Vacant Land **Front On:** S **Rms:**
Link: **Acre:** .50-1.99 **Bedrooms:** 0
Washrooms: 0
Lot: 104.98 x 431.94 Feet **Irreg:**
Dir/Cross St: Beaver Creek Lane / Richardson Road
Directions:
 Hwy 7 in Arden north on Henderson Rd to Richardson Rd to Beaver Creek Lane. Turn on 1117 A/B Lane and head to lot #7.

MLS#: X13145306 **PIN#:** 361700102
Possession Remarks: TBD
Legal: PT LT 20 CON 6 KENNEBEC PT 7, 13R8815; T/W FR751374 TOWNSHIP OF CENTRAL FRONTENAC

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Wood Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: 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: Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy	Zoning: RW Cable TV: No Hydro: Yes Gas: No Phone: No Water: Well Water Supply Type: Drilled Well Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Out Buildings Survey Type: Available
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Water Body Name: Kennebec Lake
Water Body Type: Lake
Water Frontage (M): 104.98
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Stairs to Waterfront, Waterfront-Deeded
Access to Property: Private Road
Docking Type: None
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Shoreline Exp: S
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected
Waterfront Accessory Bldgs: Bunkie

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Beautiful south-facing waterfront lot on the highly sought-after north shore of Kennebec Lake. This 1-acre property features 104' of deep, clean waterfront with a lakeside deck and stairs leading directly into the water for easy swimming and lakeside enjoyment. Surrounded by mature bush, the property offers exceptional privacy and a true cottage country atmosphere. The property includes a cozy bunkie with hydro and a large deck overlooking the lake, perfect for relaxing and entertaining, along with a storage shed for added convenience. A large parking area provides plenty of space for family and guests, while the fire pit creates the perfect setting for evening campfires under the stars. Kennebec Lake is conveniently located just off Highway 7 near the village of Arden. Stretching approximately 12.5 km in length, this deep, clean lake is well known for its excellent boating, swimming, and outstanding walleye and bass fishing. Whether you're looking for a peaceful weekend retreat or the ideal location for your future cottage build, this property offers exceptional recreational potential in a beautiful natural setting with sunny south-facing exposure all day long.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					