

PRICE
REDUCED

*Two Homes, One Property,
Endless Possibility*



1040 Antoine Road, Frontenac, ON

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.

- # X12918642
- \$ \$624,999
- 4 Bedrooms
- 3 Bathrooms
- 4.6 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Frontenac, ON**

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Description:

Rare Opportunity: Two Primary Residences on One Property

- 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 — 1040A Antoine Road:** 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 — 1040B Antoine Road:** 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 & Outbuildings:** 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.
- **The Opportunity:** 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.

Directions

- Highway 38 to Wagner Road, right on Antoine Road. Property on the corner of Wagner and Antoine Rd

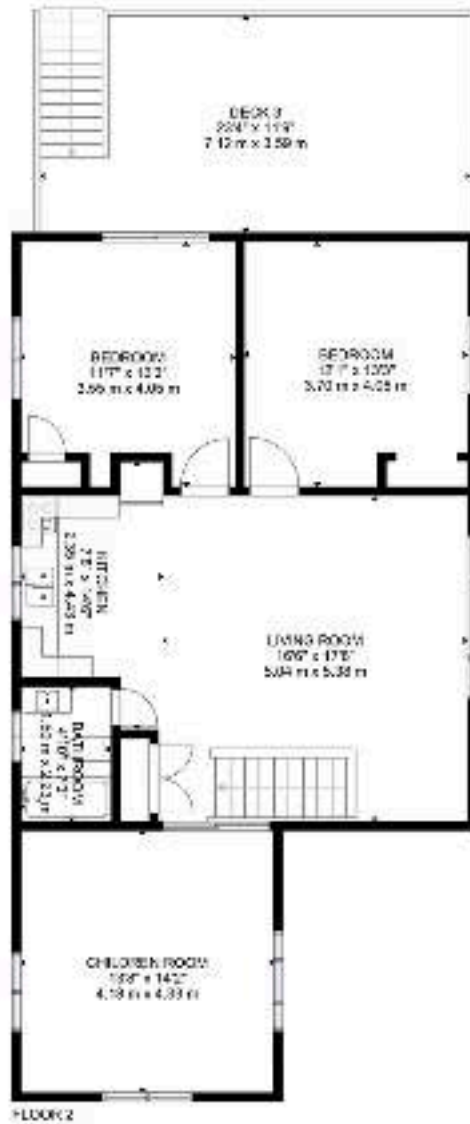
FLOORPLAN 1/2



GROSS INTERNAL AREA
 FLOOR 1: 1399 sq.ft, 130 m², FLOOR 2: 968 sq.ft, 90 m², WORKSHOP: 538 sq.ft, 50 m²
 EXCLUDED AREA: DECK 1: 538 sq.ft, 50 m², DECK 2: 86 sq.ft, 8 m², DECK 3: 247 sq.ft, 23 m²
TOTAL: 2905 sq.ft, 270 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOORPLAN 2/2



GROSS INTERNAL AREA
FLOOR 1: 1399 sq.ft, 130 m², FLOOR 2: 968 sq.ft, 90 m², WORKSHOP: 538 sq.ft, 50 m²
EXCLUDED AREA: DECK 1: 538 sq.ft, 50 m², DECK 2: 86 sq.ft, 8 m², DECK 3: 247 sq.ft, 23 m²
TOTAL: 2905 sq.ft, 270 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=aXJWQ4Q93ZW>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/kD-cN1PieOk>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/soLuArDGyPb5pg8d6>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/1040AntoineRoad2/>

MLS LISTING

	1040 Antoine Rd Frontenac Ontario K0H 2P0 Frontenac 45 - Frontenac Centre Frontenac SPIS: N Taxes: \$2,855.76/2025		List: \$624,999 For: Sale																																																																																											
	Detached Link: N 2-Storey	Front On: W Acre:	Rms: 8 + 6 Bedrooms: 2 + 2 Washrooms: 3 1x4xMain, 1x2xMain, 1x4xUpper																																																																																											
	Lot: 112.68 x 278 FeetIrreg: 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																																																																																														
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: N 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: Y		Exterior: Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Private Double Drive: 4 Park Spcs: 5 Tot Prk Spcs: None UFFI: Pool: 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		Zoning: R Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: None Waterfront: Retirement: Accessibility Feat: Multiple Entrances, Open Floor Plan, Raised Toilet, Ramped Entrance, Wheelchair Access Under Contract: Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Aux Residences, Garden Shed, Other, Out Buildings, Storage, Workshop Survey Type: Available																																																																																										
Topography: Rolling Access to Property: Year Round Municipal Road Docking Type: None Waterfront: None		Rural Services: Cell Services, Electricity Connected, Internet High Speed, Telephone Available, Underground Utilities Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Heatd WaterIne																																																																																												
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Kitchen</td><td>Main</td><td>12.8</td><td>x9.84</td><td>Laminate</td></tr> <tr><td>2</td><td>Living</td><td>Main</td><td>17.39</td><td>x12.8</td><td>Laminate</td></tr> <tr><td>3</td><td>2nd Br</td><td>Main</td><td>9.84</td><td>x8.53</td><td>Broadloom</td></tr> <tr><td>4</td><td>Bathroom</td><td>Main</td><td>9.84</td><td>x7.22</td><td>4 Pc Bath</td></tr> <tr><td>5</td><td>Prim Bdrm</td><td>Main</td><td>13.12</td><td>x10.83</td><td>Broadloom</td></tr> <tr><td>6</td><td>Sunroom</td><td>Main</td><td>9.51</td><td>x 7.22</td><td>Laminate</td></tr> <tr><td>7</td><td>Mudroom</td><td>Main</td><td>20.01</td><td>x10.83</td><td>Laminate</td></tr> <tr><td>8</td><td>Family</td><td>Main</td><td>19.69</td><td>x 10.83</td><td>Laminate</td></tr> <tr><td>9</td><td>Bathroom</td><td>Main</td><td>9.51</td><td>x6.56</td><td>2 Pc Bath</td></tr> <tr><td>10</td><td>Sunroom</td><td>Upper</td><td>14.44</td><td>x13.45</td><td>Vinyl Floor</td></tr> <tr><td>11</td><td>Bathroom</td><td>Upper</td><td>6.89</td><td>x 4.92</td><td>Laminate</td></tr> <tr><td>12</td><td>Kitchen</td><td>Upper</td><td>24.28</td><td>x17.39</td><td>Laminate</td></tr> <tr><td>13</td><td>3rd Br</td><td>Upper</td><td>11.48</td><td>x11.48</td><td>Laminate</td></tr> <tr><td>14</td><td>4th Br</td><td>Upper</td><td>13.45</td><td>x12.47</td><td>Laminate</td></tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Kitchen	Main	12.8	x9.84	Laminate	2	Living	Main	17.39	x12.8	Laminate	3	2nd Br	Main	9.84	x8.53	Broadloom	4	Bathroom	Main	9.84	x7.22	4 Pc Bath	5	Prim Bdrm	Main	13.12	x10.83	Broadloom	6	Sunroom	Main	9.51	x 7.22	Laminate	7	Mudroom	Main	20.01	x10.83	Laminate	8	Family	Main	19.69	x 10.83	Laminate	9	Bathroom	Main	9.51	x6.56	2 Pc Bath	10	Sunroom	Upper	14.44	x13.45	Vinyl Floor	11	Bathroom	Upper	6.89	x 4.92	Laminate	12	Kitchen	Upper	24.28	x17.39	Laminate	13	3rd Br	Upper	11.48	x11.48	Laminate	14	4th Br	Upper	13.45	x12.47	Laminate	W/O To Deck Combined W/Dining Fireplace Whirlpool Tile Floor W/O To Deck W/O To Yard Combined W/Laundry Combined W/Living W/O To Deck			
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Inclusions: Fridge (x2), Stove (x2), Microwave, Dishwasher, Window Blinds, Heater and Dehumidifier in crawlspace Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595																																																																																														



Questions? Contact us:

Tammy & Heath Gurr

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