



110 Maple Grove Cres
Frontenac Ontario K0H 2V0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$3,470.82/2026
List: \$629,000 For: Sale
Last Status: NEW
DOM: 1
 Detached **Front On:** E **Rms:** 11
Link: N **Acre:** **Bedrooms:** 4
 2-Storey **Washrooms:** 2
 1x4xMain, 1x4xLower
Lot: 128 x 136 Feet **Irreg:**
Dir/Cross St: Maple Grov Lane / Maple Grove Cres.
Directions:
 Bradshaw Road, Right on Steel Road, Left on Maple Grove Lane, to Maple Grove Cres.

MLS#: X13709916 **PIN#:** 362420285
Possession Remarks: TBD
Legal: PT LT 24 CON 3 BEDFORD PT 23, RD90; T/W FR747114; SOUTH FRONTENAC

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Terraced, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Landscaped, Privacy, Year Round Living Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Separate Heating Controls, Water Heater Owned Security Feat: Smoke Detector	Zoning: RLSW Cable TV: No Hydro: Yes Gas: No Phone: A Water: Other Water Supply Type: Lake/River, Sediment Filter Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Sale Price: Not Subject to HST Oth Struct: Garden Shed, Shed Survey Type: Unknown
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Water Body Name: Bobs Lake
Water Body Type: Lake
Water Frontage (M): 128
Topography: Hilly, Wooded/Treed
Water Features: Dock, Stairs to Waterfront
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Clean, Deep
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Heatd Waterline, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.5	x 8.2	Wood Floor
2	Dining	Main	12.8	x 11.15	W/O To Deck Wood Floor
3	Kitchen	Main	14.11	x 11.15	W/O To Deck Wood Floor
4	Bathroom	Main	7.87	x 6.23	4 Pc Bath Wood Floor
5		Main	11.15	x 8.53	Wood Floor
6	Living	Main	23.29	x 12.47	Fireplace
7	2nd Br	2nd	11.15	x 9.19	Laminate
8	3rd Br	2nd	11.15	x 9.84	Laminate
9	4th Br	Lower	16.4	x 12.47	Laminate W/O To Patio
10	Bathroom	Lower	10.17	x 9.19	4 Pc Bath
11	Utility	Lower	9.84	x 9.19	Combined W/Laundry Concrete Floor

Client Remks: Welcome to this beautiful four-season waterfront property on Bobs Lake, offering the perfect blend of comfort, character, and true lakeside living. This spacious property is ideal as a year-round home or family cottage. The main level features a primary bedroom and full bathroom, along with a large living room showcasing pine cathedral ceilings, beautiful pine floors, and a stone fireplace with electric insert. The living room flows into the dining area, with direct access to a large deck overlooking the lake, providing beautiful views and an ideal space for outdoor entertaining. The kitchen offers an abundance of cabinetry, built-in oven, cooktop, and an extended breakfast bar for casual dining. Upstairs, there are two additional bedrooms, providing comfortable accommodations for family and guests. The lower level adds valuable living space with a large room currently used as a bedroom, complete with walkout access to a lake-facing patio. A four-piece

bathroom and combined utility/laundry room complete the lower level. The cottage is well equipped for four-season living with a full septic system, lake-drawn water with a heated water line and UV water purification system. Outside, a detached one-car garage offers parking and storage. Stairs meander down through the property to a lakeside shed/cabana and large dock. The property features deep, clean waterfront with desirable northeast exposure and beautiful lake views. Bobs Lake is a deep Canadian Shield-style lake with numerous islands, deep water, and miles of shoreline to explore. Enjoy boating, fishing, swimming, kayaking, or simply taking in the rugged natural beauty and peaceful surroundings. A wonderful opportunity to own a four-season waterfront cottage on Bobs Lake and enjoy the very best of lakeside living in every season.

Inclusions: Appliances, TVs, Bedding, Air Conditioners, Fans, Beds, Some Kitchen Items

Exclusions: Boat, some art work, paddle board, some dishes, some outdoor chairs, some indoor chairs

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