



Sunrise Views & Quiet Bay Living

1418 Wagner Road, Frontenac, ON

-  **# X13610300**
-  **\$ \$840,000**
-  **2 Bedrooms**
-  **1 Bathroom**
-  **0.58 Acres**
-  **Sharbot Lake**

Waterfront Home on Sharbot Lake with 150 ft of East-Facing Shoreline.

Welcome to your waterfront home on beautiful Sharbot Lake! Set on just over half an acre with 150 feet of level, east-facing shoreline, this exceptional 2-bedroom home offers breathtaking sunrise views and a peaceful lakeside setting. The property is situated on the edge of a quiet bay with big water views. Relax by the water, enjoy the perennial gardens, play sport activities on the generous flat grassed area on the road side of the property and use the separate garden for what you enjoy growing. One of the highlights is a 3 1/2 season, custom designed gazebo which was handcrafted by a timber framing artist. It has a Sunspace window and door system for temperature and humidity control. The perfect place for outdoor entertaining. Inside, you'll find a spacious living room with a wood-burning fireplace, a bright dining area with water views, a well-appointed kitchen with abundant storage, a full bath, and an efficient three-unit Mitsubishi mini-split heat pump. Serviced by a septic system and water is drawn from the lake through a filtration and UV purification system.

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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Waterfront Home on Sharbot Lake with 150 ft of East-Facing Shoreline

- **Welcome to your waterfront home on beautiful Sharbot Lake!** Set on just over half an acre with 150 feet of level, east-facing shoreline, this exceptional 2-bedroom home offers breathtaking sunrise views and a peaceful lakeside setting. The property is situated on the edge of a quiet bay with big water views.
- **Exceptional Outdoor Living & Entertaining Spaces:** Relax by the water, enjoy the perennial gardens, play sport activities on the generous flat grassed area on the road side of the property and use the separate garden for what you enjoy growing. One of the highlights is a 3 1/2 season, custom designed gazebo which was handcrafted by a timber framing artist. It has a Sunspace window and door system for temperature and humidity control. The perfect place for outdoor entertaining.
- **Spacious & Comfortable Interior:** Inside, you'll find a spacious living room with a wood-burning fireplace, a bright dining area with water views, a well-appointed kitchen with abundant storage, a full bath, and an efficient three-unit Mitsubishi mini-split heat pump. Serviced by a septic system and water is drawn from the lake through a filtration and UV purification system.
- **Prime Location – Sharbot Lake & Beyond:** Located just south of the village of Sharbot Lake and approximately 2 kms from the fire station (emergency services), you'll enjoy nearby parks, a public beach, the K&P Trail, a health centre, and all essential amenities, with Highway 7 just north of the village for easy travel. Approx. 65 kms north of Kingston, and 120 kms west of Ottawa.
- **A Gem Among Lakes:** Sharbot Lake is a gem among lakes in the area. 10 kms long and 5 kms wide, you'll never get bored. The property is situated on the larger but quieter east basin (lower lake). The east end of the basin boasts plenty of crown land /shoreline to explore. There is plenty of lake for any type of boating, however this side is remarkably quiet. Exceptional fishing (bass, lake trout, northern pike, and walleye). With over 100 islands and depths reaching 105 feet, it's the perfect destination for year-round waterfront living.

Directions

- Wagner Road / Trillium Point Road — 38 South of Sharbot Lake to Wagner Road, always stay left follow to #1418

GALLERY

Additional Property Highlights

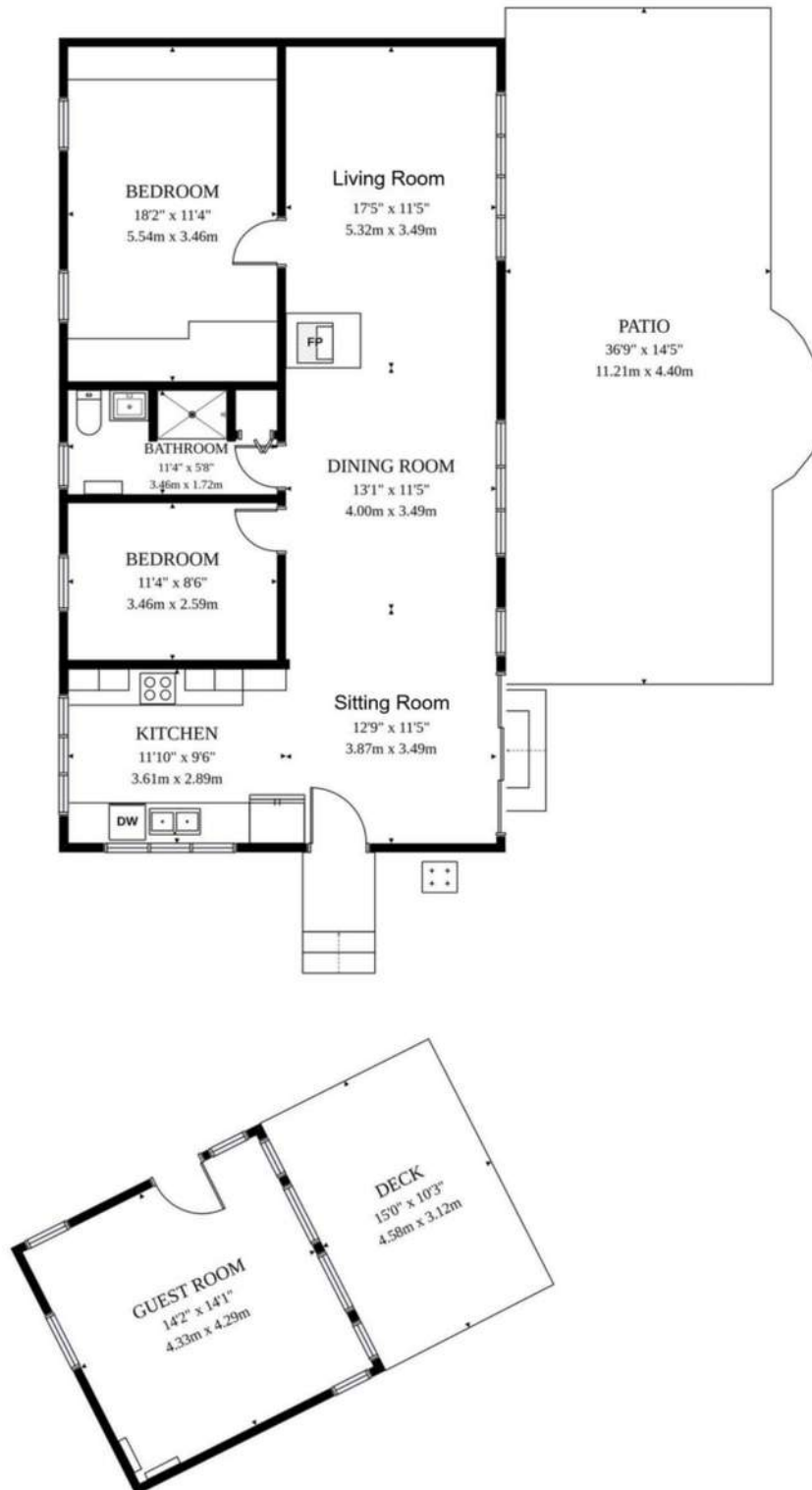
- Gut-renovated ~15 years ago: new kitchen, windows, raised crawl space.
- No survey, but lakefront pins are in place.
- Owned hot water tank, rototiller, and Shaw dish stay.
- Chandelier excluded; riding mower and 20K boat/trailer are negotiable.
- Septic passed recent inspection, next pump due 2027 (~\$300).
- 3 years of firewood (value >\$2,000) stays with the home.
- Lake-draw water with UV/filtration, ~\$300/year in replacement parts.
- Hydro bill verified at \$1,429/year; taxes at \$3,664.05 for 2026.

Utilities & Annual Costs (2025)

Taxes	Hydro	Water Filtration (filters + UV bulb)	Septic Pumping	Firewood Value (stacked on site)
\$3,664.05	\$1,429.00	~\$300	~\$300 every 3 years	~\$2,000+



FLOORPLAN



GROSS INTERNAL AREA

FLOOR 1: 1209 sq.ft, 112.29 m²

TOTAL: 1209 sq.ft, 112.29 m²

EXCLUDED AREA

DECK: 154 sq.ft, 14.30 m²; PATIO: 552 sq.ft, 51.27 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=3LoLZDnhXSf>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/-Oofp2pRZRE>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/5SgGJh2L6wda1BR38>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1418WagnerRoad/>

MLS LISTING



1418 Wagner Rd
Frontenac Ontario K0H 2P0
 Frontenac 45 - Frontenac Centre Frontenac
SPIS: No **Taxes:** \$3,664.05/2026 **DOM:** 1
Detached **Front On:** E **Rms:** 6
Link: N **Acre:** **Bedrooms:** 2
Bungalow **Washrooms:** 1
 1x4xMain
Lot: 150 x 191.7 Feet Irreg:
Dir/Cross St: Wagner Road / Trillium Point Road
Directions: 38 South of Sharbot Lake to Wagner Road, always stay left follow to #1418

MLS#: X13610300 **PIN#:** 362340065

Possession Remarks: TBD

Legal: PT LT 10 CON 2 OSO AS IN FR752549, T/W FR745963 EXCEPT EASEMENT THEREIN RE: LT 10 CON 2, OSO; CENTRAL FRONTENAC

Kitchens: 1
Fam Rm: N
Basement: Crawl Space / None
Fireplace/Stv: Y
Heat: Baseboard, Heat Pump / Electric, Wood
A/C: Wall Unit
Central Vac: No
Apx Age:
Apx Sqft: 1100-1500
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block, Piers, Wood Frame
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Wood
Gar/Gar Spcs: Detached / 1
Drive: Private Double
Drive Park Spcs: 5
Tot Prk Spcs: 6
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Fireplace/Stove, Golf,
 Lake Access, Park, Place Of Worship,
 School, Waterfront
Exterior Feat: Fishing, Landscaped, Patio,
 Privacy, Year Round Living
Interior Feat: Primary Bedroom - Main
 Floor, Storage, Water Heater Owned
Security Feat: Smoke Detector

Zoning:
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: Not Subject to HST
Sale Price:
Oth Struct: Aux Residences, Gazebo
Survey Type: None

Water Body Name: Sharbot Lake
Water Body Type: Lake
Water Frontage (M): 150
Topography: Level, Wooded/Treed
Water Features: Dock
Access to Property: Year Round Municipal Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Natural
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Telephone
 Available
Waterfront Accessory Bldgs: Bunkie
Water Delivery Features: Heatd Waterline, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.8	x9.19	Hardwood Floor W/O To Yard
2	Dining	Main	10.17	x9.19	Hardwood Floor W/O To Patio
3	Living	Main	34.12	x11.15	Hardwood Floor
4	Prim Bdrm	Main	13.78	x11.48	Broadloom
5	2nd Br	Main	11.48	x8.53	Broadloom
6	Bathroom	Main	11.48	x5.91	4 Pc Bath Tile Floor

Client Remks: Welcome to your waterfront home on beautiful Sharbot Lake! Set on just over half an acre with 150 feet of level, east-facing shoreline, this exceptional 2-bedroom home offers breathtaking sunrise views and a peaceful lakeside setting. The property is situated on the edge of a quiet bay with big water views. Relax by the water, enjoy the perennial gardens, play sport activities on the generous flat grassed area on the road side of the property and use the separate garden for what you enjoy growing. One of the highlights is a 3 1/2 season, custom designed gazebo which was handcrafted by a timber framing artist. It has a Sunspace window and door system for temperature and humidity control. The perfect place for outdoor entertaining. Inside, you'll find a spacious living room with a wood-burning fireplace, a bright dining area with water views, a well-appointed kitchen with abundant storage, a full bath, and an efficient three-unit Mitsubishi mini-split heat pump. Serviced by a septic system and water is drawn from the lake through a filtration and UV purification system. Located just south of the village of Sharbot Lake and approximately 2 kms from the fire station (emergency services), you'll enjoy nearby parks, a public beach, the K&P Trail, a health centre, and all essential amenities, with Highway 7 just north of the village for easy travel. Approx. 65 kms north of Kingston, and 120 kms west of Ottawa. Sharbot Lake is a gem among lakes in the area. 10 kms long and 5 kms wide, you'll never get bored. The property is situated on the larger but quieter east basin (lower lake). The east end of the basin boasts plenty of crown land /shoreline to explore. There is plenty of lake for any type of boating, however this side is remarkably quiet. Exceptional fishing (bass, lake trout, northern pike, and walleye). With over 100 islands and depths reaching 105 feet, it's the perfect destination for year-round waterfront living.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Dock, Rototiller, Satellite dish for Shaw TV

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

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