

Four-Season Waterfront Living on Bobs Lake



110 Maple Grove Cres., Frontenac, ON

Beautiful 4-Bed Waterfront Home on Bobs Lake with 128 ft of Shoreline

- # X13709916
- \$ \$629,000
- 4 Bedrooms
- 2 Bathrooms
- 0.318 Acres

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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**110 Maple Grove Cres.,
Frontenac, ON**

Features	3
More Information	4
Gallery	5
Floorplan	7
Survey	9
Interactive Links	10
MLS Listing	11
Contact Information	12



Beautiful 4-Bed Waterfront Home on Bobs Lake with 128 ft of Shoreline

- **Welcome to Your Four-Season Waterfront Retreat on Bobs Lake:** 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.
- **Main Level Living & Character Details:** 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.
- **Upper Level & Finished Lower Level:** 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.
- **Four-Season Systems & Outdoor Amenities:** 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.
- **Explore Beautiful Bobs Lake:** 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.

Directions

- Bradshaw Road, Right on Steel Road, Left on Maple Grove Lane, to Maple Grove Cres.

MORE INFORMATION

Structural & Systems

- Roof: Replaced in 2015
- Heating: Fully insulated for four-season use; electric baseboards + radiant in-floor heating (basement) + electric fireplace
- Water: Drawn from the lake; treated with a UV purification system, no well on site
- Septic: Full septic system, pump-out is scheduled
- Propane: A Superior Propane tank remains on site but is no longer in use (fireplace and cooktop were recently converted to electric); tank is to be picked up by the supplier

Exclusions from Sale

- Boat
- Paddle board
- Some outdoor chairs
- Select artwork
- Some dishes
- Some indoor chairs



Utilities & Annual Costs (2025)

Taxes	Hydro	2026 Annual Road Fee:	Internet
\$3,470.82	~\$50–\$90 per month	\$265.00	North Frontenac service; \$52/month in summer, \$28/month in winter (<i>light usage</i>)

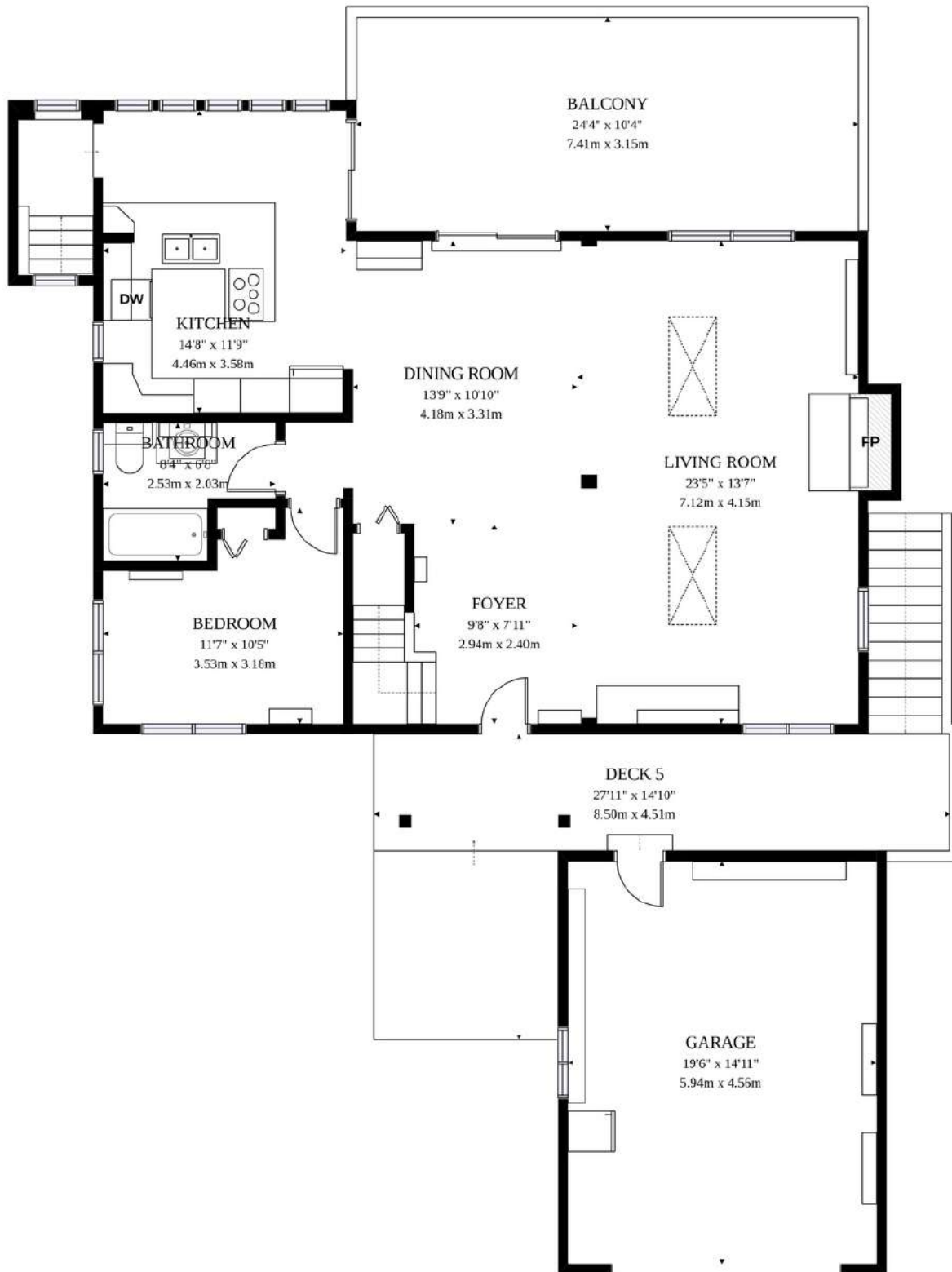
GALLERY



GALLERY



FLOORPLAN: MAIN FLOOR



GROSS INTERNAL AREA

FLOOR 1: 831 sq.ft, 77.21 m²; FLOOR 2: 970 sq.ft, 90.11 m²; FLOOR 3: 282 sq.ft, 26.22 m²

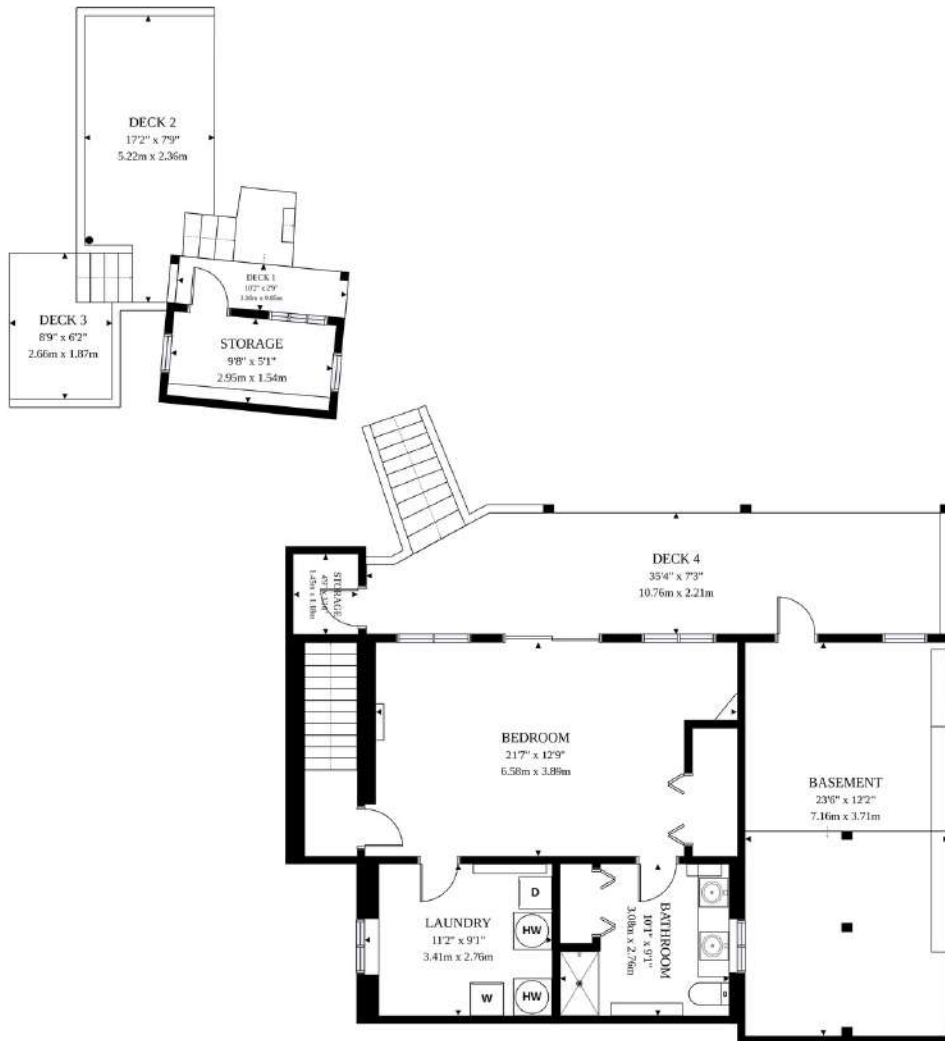
TOTAL: 2083 sq.ft, 193.53 m²

EXCLUDED AREA

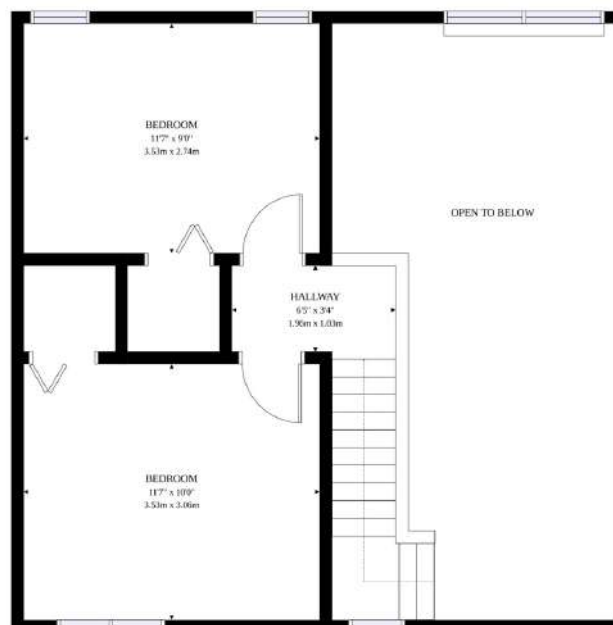
STORAGE: 49 sq.ft, 4.55 m²; DECK 4: 261 sq.ft, 24.22 m²; DECK 1: 28 sq.ft, 2.63 m²; DECK 2: 111 sq.ft, 10.30 m²; DECK 3: 57 sq.ft, 5.30 m²; GARAGE: 291 sq.ft, 27.08 m²; BALCONY: 251 sq.ft, 23.33 m²; DECK 5: 239 sq.ft, 22.24 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOORPLAN: BASEMENT & UPPER LEVEL



Basement



Upper Level

SURVEY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=tvWCN1vjB2D>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/hUa45VqU28s>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/8Zc9XtM5mrss8HSD7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/110MapleGroveCres/>

MLS LISTING



110 Maple Grove Cres **List: \$629,000 For: Sale**

Frontenac Ontario K0H 2V0

Frontenac 47 - Frontenac South Frontenac

SPIS: No **Taxes: \$3,470.82/2026**

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: Not Subject to HST Sale Price: Oth Struct: Garden Shed, Shed Survey Type: Unknown
--	--	--

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	x8.2	Wood Floor
2	Dining	Main	12.8	x11.15	W/O To Deck
3	Kitchen	Main	14.11	x11.15	W/O To Deck
4	Bathroom	Main	7.87	x6.23	4 Pc Bath
5		Main	11.15	x8.53	Wood Floor
6	Living	Main	23.29	x 12.47	Fireplace
7	2nd Br	2nd	11.15	x9.19	Laminate
8	3rd Br	2nd	11.15	x9.84	Laminate
9	4th Br	Lower	16.4	x12.47	Laminate
10	Bathroom	Lower	10.17	x9.19	4 Pc Bath
11	Utility	Lower	9.84	x9.19	Combined W/LaundryConcrete 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



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

Your Total Real Estate Package!