



**1187 Louden Lane**  
**Frontenac Ontario K0H 2E0**  
Frontenac 45 - Frontenac Centre Frontenac  
**SPIS:** No      **Taxes:** \$4,602.41/2026  
**List: \$595,000 For: Sale**  
**Last Status: NEW**  
**DOM: 0**  
Detached      **Front On:** E      **Rms:** 8  
**Link:** N      **Acre:** 5-9.99      **Bedrooms:** 2  
1 1/2 Storey      **Washrooms:** 1  
1x4xMain  
**Lot:** 575.13 x 795.38 Feet Irreg:  
**Dir/Cross St:** Louden Lane / Long Lake Road  
**Directions:**  
Long Lake Road just south of Mountain Grove, south on Louden Lane, through gate to #1187

**MLS#:** X13762404      **PIN#:** 362190154  
**Possession Remarks:** TBD  
**Legal:** PT LT 11 CON 3 OLDEN; PT RDAL BTN CON 2 AND CON 3 OLDEN CLOSED BY FR745200, PT 1 13R18003; T/W FR751750; CENTRAL FRONTENAC

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Other / Propane<br><b>A/C:</b> None<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 2010<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 700-1100<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Metal<br><b>Foundation:</b> Concrete Block, Piers<br><b>Assessment:</b><br><b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Elevator/Lift:</b><br><b>Laundry Lev:</b> Main<br><b>Phys Hdcap-Eqp:</b> | <b>Exterior:</b> Wood<br><b>Garage:</b> No<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Private Double<br><b>Drive Park Spcs:</b> 6<br><b>Tot Prk Spcs:</b> 6<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Energy Cert:</b><br><b>Cert Level:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed<br><b>Exterior Feat:</b> Deck, Fishing, Privacy, Seasonal Living<br><b>Interior Feat:</b> Carpet Free, Generator - Partial, Primary Bedroom - Main Floor, Solar Owned, Water Heater Owned<br><b>Security Feat:</b> Smoke Detector | <b>Zoning:</b> RW<br><b>Cable TV:</b> No<br><b>Hydro:</b> No<br><b>Gas:</b> No<br><b>Phone:</b> A<br><b>Water:</b> Well<br><b>Water Supply Type:</b> Drilled Well<br><b>Sewer:</b> Septic<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>Waterfront:</b> Direct<br><b>Retirement:</b><br><b>Under Contract:</b> Propane Tank<br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Oth Struct:</b> Aux Residences, Garden Shed, Shed<br><b>Survey Type:</b> Unknown |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Water Body Name:** Carnahan Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 575.13  
**Topography:** Hilly, Wooded/Treed  
**Water Features:** Dock  
**Access to Property:** Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct  
**Shoreline:** Clean, Deep  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** Generator-Wired, Solar Power  
**Easements/Restrict:** Unknown  
**Rural Services:** Cable Available, Internet High Speed  
**Waterfront Accessory Bldgs:** Not Applicable

| # | Room      | Level | Length (ft) | Width (ft) | Description |                    |             |
|---|-----------|-------|-------------|------------|-------------|--------------------|-------------|
| 1 | Foyer     | Main  | 10.5        | x 3.28     | Vinyl Floor |                    |             |
| 2 | Utility   | Main  | 9.19        | x 3.61     | Vinyl Floor | Combined W/Laundry |             |
| 3 | Bathroom  | Main  | 8.86        | x 4.92     | 4 Pc Bath   | Vinyl Floor        |             |
| 4 | Kitchen   | Main  | 10.5        | x 9.19     | Laminate    |                    |             |
| 5 | Dining    | Main  | 10.17       | x 7.55     | Laminate    | W/O To Deck        |             |
| 6 | Living    | Main  | 15.75       | x 12.47    | Laminate    | Fireplace          | W/O To Deck |
| 7 | Prim Bdrm | Main  | 12.8        | x 9.84     | Laminate    |                    |             |
| 8 | 2nd Br    | Upper | 18.04       | x 12.47    | Laminate    |                    |             |
| 9 | Sunroom   | Main  | 14.11       | x 4.92     | Wood Floor  |                    |             |

**Client Remks:** Peaceful and private waterfront retreat on the beautiful western shore of Carnahan Lake. This exceptional property features approximately 575' of shoreline and almost 10 acres of land, offering incredible privacy and space to enjoy nature. Carnahan Lake is approximately 82 acres in size and is surrounded by mature forests and rugged Canadian Shield terrain and a beautiful place to fish for smallmouth bass. Enjoy deep, clean waterfront, swimming, boating, fishing, or simply relaxing by the lake. A gradual pathway leads down to the water, making access easy and inviting. The charming 1-storey cottage sits on concrete block piers, with wood siding and a metal roof. Completely off-grid, the property features a solar system, generator, drilled well and septic system, yet it has high speed internet and good cell service. Inside, the cottage offers cathedral ceilings, a completely renovated kitchen with a new solar fridge, two bedrooms, and a 4-piece bathroom. The spacious living room features a wood-burning fireplace, while a propane wall furnace provides additional heat. The primary

bedroom is conveniently located on the main floor and the impressive loft bedroom easily accommodates a queen bed and a twin bed with trundle. Outside, enjoy a large deck, a separate Bunkie with a solar panel, a woodshed, garden shed, outhouse and plenty of space in the yard for family fun, outdoor activities, and gatherings. This cottage is being sold turnkey with most furnishings included as well as a canoe, 2 kayaks and boat with a 6HP motor plus a trolling motor. If you are looking for privacy, beautiful waterfrontage, and the freedom of off-grid living, this property is a must-see!

**Inclusions:** All furniture, kitchen items, some comforters and pillows, TV, BBQ and 2 BBQ propane tanks, all outdoor furniture, generator (7500Watts), 1 kayak, 1 canoe, and boat with 6HP motor, 1 electric trolling motor and life jackets, solar panel, light fixtures, ceiling fan, and window blinds.

**Exclusions:** Trundle pine bed, artisanal chest of drawers in loft, games in coffee table

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