

\$1,190,000 - 27 Collins Drive, Frontenac (frontenac South)

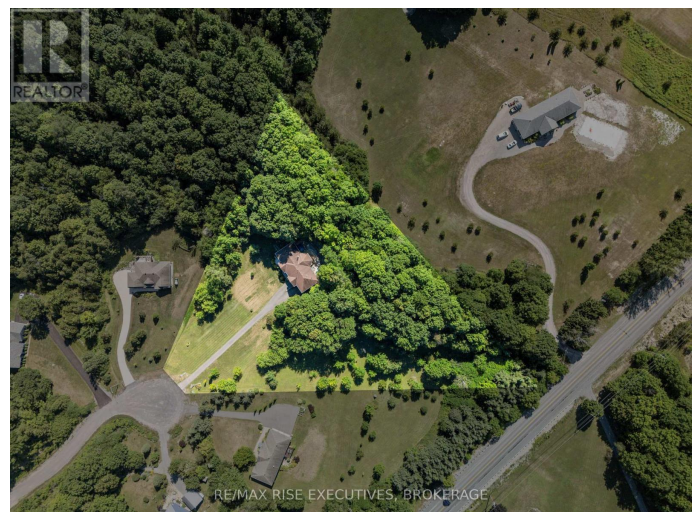
MLS® #X12300817

\$1,190,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

47 - Frontenac South, Frontenac (frontenac South), Ontario

Welcome to 27 Collins Drive in Rockwood Shoreline Estates - where estate living, privacy, and thoughtful upgrades come together. Set on a beautifully diverse lot with deeded access to Collins Lake, this custom-built raised bungalow offers over 2,800 sq ft of finished living space, a full in-law suite, and breathtaking natural views from nearly every room. Step inside to a grand maple staircase with custom railings and a bright, open-concept layout. The main level features a spacious living room with hardwood floors and a custom stone fireplace, walkout access to a private rear deck, and views of exposed limestone rock and mature forest. The kitchen boasts cherrywood cabinetry, granite countertops, new appliances, updated hardware, and a large eat-in area, plus a formal dining room or flexible sitting space. You'll also find a renovated 4-pc bath, new luxury vinyl flooring, and a freshly painted interior throughout. Three large bedrooms with ample closet space share a beautifully designed 3-pc bath. Two front-facing balconies showcase sunrises over Collins Lake and the valley beyond Moreland Dixon Hill. The lower level offers a fully self-contained in-law suite with separate entrance, full kitchen with gas stove, in-unit laundry, den, and walkout to a stamped concrete patio ideal for extended family, rental income, or multi-generational



living. The property extends into a private north yard surrounded by evergreens and fruit trees - perfect for hosting events or quiet outdoor living. There's even potential for a sugar bush on the maple-covered west hill. A two-bay garage with tandem depth, an updated driveway, new vanities, toilets, light fixtures, and more complete the package. Perfect for executive families, multi-generational households, or parents with children attending Queens University - just 10 minutes to Kingston and all its amenities. A rare offering with exclusive deeded lake access in a sought-after estate subdivision. (id:6289)

Essential Information

Listing #	X12300817
Price	\$1,190,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	27 Collins Drive
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1X0

Amenities

Features	Carpet Free
Parking Spaces	14
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Concrete, Stucco
Lot Description	77.7 x 570.2 FT 2 - 4.99 acres
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office RE/MAX RISE EXECUTIVES, BROKERAGE



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