

# **\$325,000 - 30530 Highway 7, Frontenac (frontenac Centre)**

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MLS® #X12307341

**\$325,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

45 - Frontenac Centre, Frontenac (frontenac Centre), Ontario

Charming Rural Bungalow on 1.9 Acres  
30530 Highway 7, Arden, ON. This well-maintained 3-bedroom, 1-bathroom, 1200 sq. ft. raised bungalow is ideal for first-time buyers, retirees looking to downsize, or young families. Inside you will find a bright and airy open-concept layout with a bonus rec room which adds extra versatility, an enclosed porch provides a great sitting area, or mudroom. The home is heated by both an oil-forced air furnace and wood stove, providing warmth and comfort year-round. With its clean and well-kept interior, this home feels inviting from the moment you walk through the door. The property is serviced by a drilled well, full septic system and 200 amp breaker electrical service. A durable steel roof and vinyl siding make this home both functional and durable. Located just a short drive from the village of Arden or Kaladar. Outdoor enthusiasts will appreciate being close to Kennebec and Big Clear Lake, both offering public beaches and boat launches ideal for swimming, fishing, and boating in the warmer months. The Tay Havelock Trail is also located minutes from the property to hop on and enjoy this multi use trail all year round. Whether you're looking for your first home, a place to retire, or a country getaway to call your own, this charming bungalow is ready to welcome its new owners. Please provide 24 hours notice for showings



as property is rented. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12307341     |
| Price     | \$325,000     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 30530 Highway 7              |
| Subdivision | 45 - Frontenac Centre        |
| City        | Frontenac (frontenac Centre) |
| Province    | Ontario                      |
| Postal Code | K0H1B0                       |

Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Beach, Place of Worship, Fireplace(s)        |
| Utilities      | Electricity, Electricity Connected, Wireless |
| Features       | Wooded area                                  |
| Parking Spaces | 7                                            |
| Parking        | Detached Garage, Garage                      |
| # of Garages   | 2                                            |

Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Water Heater, Water softener, Dishwasher, Dryer, Microwave, Stove, Refrigerator |
| Heating      | Oil Forced air                                                                  |
| Fireplace    | Yes                                                                             |
| # of Stories | 1                                                                               |

Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Vinyl siding                  |
| Lot Description | 401 x 175 FT 1/2 - 1.99 acres |
| Foundation      | Block                         |

## Listing Details

Listing Office RE/MAX FINEST REALTY INC., BROKERAGE



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