

\$699,900 - 1053c Granite Terrace Lane, North Frontenac (frontenac North)

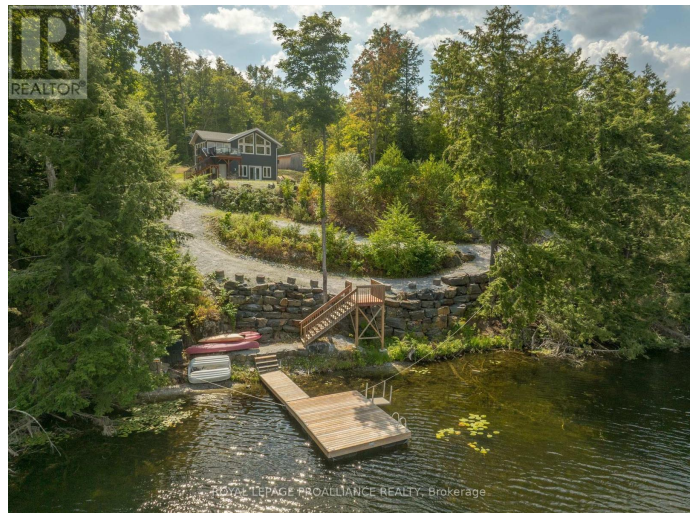
MLS® #X12350623

\$699,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Frontenac North, North Frontenac (frontenac North), Ontario

Discover your dream retreat at this stunning 4-season recreational property on Sunday Lake, nestled on an expansive 3.5 acres with 175' of pristine waterfront. This 2022 custom-built Lynwood home features spacious bedrooms and two bathrooms, offering immaculate open-concept living and dining areas perfect for entertaining, seamlessly connecting to a sunlit 14 x 12 sunporch and an exterior deck showcasing panoramic views of the lake and gardens. The lower-level boasts 9-foot ceilings, a wall of large windows and w French doors that oversees the lake. This level includes 2 bedrooms and bathroom, a recreation room for games/movie nights providing additional ambiance & comfort from the propane fireplace on cooler evenings. The utility storage room includes 200 Amp breaker panel, Hot water on demand, water pressure tank and a separate workshop/utility room with double door direct access outside for bringing in the toys of each season. Extras include a main floor laundry, new automatic Briggs&Stratton generator, a new dock with a kayak launcher and stairs, a log cabin bunkie that sleeps 4, with pony panel electrical services. \$2000.00/year for propane. \$900/year average for hydro. Home has spray foam insulation. Sellers currently use Xplornet for internet. There is year-round road access,



which is meticulously maintained by the Sunday Lake homeowners. With a 10HP motorboat restriction on Sunday Lake, you are guaranteed the quiet peaceful enjoyment of nature with out all the noise of lakeside living of the larger lakes. Additional benefits included two single-car garages for all your toys and tools, an outdoor firepit for starry nights, and a gentle slope lit pathway leading to the dock, you'll have endless opportunities to embrace boating, fishing, watersports, hiking trails, and more throughout every season. Create lasting memories in this private retreat, a perfect haven for those seeking tranquility in every season! (id:6289)

Essential Information

Listing #	X12350623
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1053c Granite Terrace Lane
Subdivision	Frontenac North
City	North Frontenac (frontenac North)
Province	Ontario
Postal Code	K0H2J0

Amenities

Amenities	Place of Worship, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Wooded area, Irregular lot size, Sloping, Partially cleared, Dry, Carpet Free
Parking Spaces	8

Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Window Coverings
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Hardboard, Steel
Lot Description	160 x 3.6 Acre 2 - 4.99 acres
Foundation	Block, Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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