

\$649,900 - 2851b Rutledge Road, Frontenac (frontenac South)

MLS® #X12421992

\$649,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

This house could be the answer you have been searching for. Located in Sydenham village and is perfectly set up for a roommate situation or for a family member to live with you, but having their own space. Having two kitchens and a separate entrance will keep expenses down while providing privacy. It's the perfect mix of country-style living, with neighbours close by and a quick stroll to the village and schools. There have been numerous updates and many perks to this hidden single-family home, tucked behind the neighbours, with views of the southern sky and pastures. Enjoy a 3+1 bedroom, three full baths, a huge primary bedroom with a large walk-in closet, plus a large ensuite bath with your personal sauna. The attached garage has a separate wood shop in the back and a garage door opener. Parking for easily five cars and maybe more. Propane gas fireplace in the main living room, with a deck and swing chair built for two. The front entrance features a generous screened-in patio, perfect for a relaxation-focused outdoor space. The roof is newer with 40-year architectural shingles. Close to a lake for fishing and hiking trails for family activities. Easy access to Kingston via Sydenham Road, about 20 minutes. Looking to get out of the city? A home where your kids can walk to school? Enjoy all of this in the friendly community of Sydenham Village.



Essential Information

Listing #	X12421992
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	2851b Rutledge Road
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H2T0

Amenities

Amenities	Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity
Features	Sloping, Level, In-Law Suite, Sauna
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Brick
Lot Description	100 x 199.4 FT
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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