

# \$999,999 - 3527 Battersea Road, Frontenac (frontenac South)

MLS® #X12447499

**\$999,999**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

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

Its a rare find, a custom quality built 1765 sq ft bungalow on 3 acres only 10 minutes from the 401. Winding trails meander through the property shaded by mature trees that offer a place to stroll with your morning coffee. A pond at the back of the property is a home for diverse nature that will never fail to provide a concert of the summer evening songs and stories. When the snow falls, these same ATV trails offer a mini adventure scouting out animal tracks. The living space inside the front door is open from the front to the back with new flooring. The rear decks are designed as a meeting place for friends to enjoy a get together while the kids play in the heated above ground pool. And when everyone has gone home, there is still a cozy hot tub for stargazing nights. The back yard also holds rock gardens, a serene place to reflect under the shade of a maple, and a vibrant garden that bursts with flowers and fresh produce. The full height and finished basement extends the home's versatility with a granny suite and a convenient walkout to a covered patio and side yard. Send the kids exploring and they will discover an outdoor tree gym and farther back their very own tree house, a place of endless adventures without a screen in front of them; never mind the paved driveway for scooters, bikes, or skateboards. Just a few of the extras include a partially insulated shed, a loft in the



fully insulated and heated garage, a Cummins generator, 2 firepits, 2 gazebos, new vinyl flooring on the main level (over maple floors), new kitchen appliances, granite counters, and a home security system. And there is so much more. (id:6289)

**Essential Information**

|           |                 |
|-----------|-----------------|
| Listing # | X12447499       |
| Price     | \$999,999       |
| Bedrooms  | 4               |
| Bathrooms | 3.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3527 Battersea Road         |
| Subdivision | 47 - Frontenac South        |
| City        | Frontenac (frontenac South) |
| Province    | Ontario                     |
| Postal Code | K0H2H0                      |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Fireplace(s)                              |
| Utilities      | Cable, Electricity, Wireless              |
| Features       | Wooded area, Lighting, Level, Carpet Free |
| Parking Spaces | 10                                        |
| Parking        | Attached Garage, Garage                   |
| # of Garages   | 2                                         |
| Has Pool       | Yes                                       |
| Pool           | Above ground pool                         |

**Interior**

|            |                                                                                                                                                                             |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Hot Tub, Garage door opener remote(s), Central Vacuum, Water Treatment, Dishwasher, Dryer, Microwave, Alarm System, Two stoves, Washer, Window Coverings, Two Refrigerators |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                          |
|--------------|--------------------------|
| Heating      | Propane Forced air       |
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| Fireplaces   | Pellet                   |
| # of Stories | 1                        |
| Has Basement | Yes                      |
| Basement     | Walk out                 |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Stone, Vinyl siding |
| Lot Description | 183 x 685 FT        |
| Foundation      | Poured Concrete     |

## Listing Details

Listing Office RE/MAX FINEST REALTY INC., BROKERAGE



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