

\$959,000 - 2206 Sands Road, Frontenac (frontenac South)

MLS® #X12458602

\$959,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

5 REASONS YOU'LL FALL IN LOVE WITH THIS HOME! 1). QUALITY YOU CAN FEEL : Built to last with featuring a 7 year Tarion Home Warranty, and exceptional attention to detail throughout. Enjoy radiant in-floor heating, a high-efficiency furnace, HRV and central air conditioning and a natural stone-surround fireplace soaring to the vaulted ceiling featuring a massive 5 foot fireplace comfort meets craftsmanship. 2.) THE KITCHEN EVERYONE WILL TALK ABOUT: A true showpiece featuring quartz countertops, a massive island, pantry, and an insane amount of storage. With all appliances included, its stylish, functional, and completely move-in ready. 3.) MAIN FLOOR LUXURY LIVING: The primary suite features a large walk-in closet and spa-style ensuite with a standalone tub and glass shower. Goodfellow Canadian Made engineered hardwood flooring runs throughout for durability and easy care. 4.) SPACE THAT WORKS FOR YOU: The second story can serve as a guest suite, family room, or second primary bedroom. Utilities are located outside the home, maximizing interior space. Large closets and a finished drywall garage provide abundant storage. 5.) LOCATION AND LIFESTYLE: Life couldn't get easier here. On a dead end, municipally maintained, just 12 minutes to Kingston, quick drive to Frontenac's best lakes, and within



biking distance to school. The builder is willing to finish a backyard deck which overlooks the layers of the Canadian Shield. You'll fall in love with this neighbourhood! (id:6289)

Essential Information

Listing #	X12458602
Price	\$959,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2206 Sands Road
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1H0

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Utilities	Electricity
Features	Cul-de-sac, Level lot, Conservation/green belt, Carpet Free
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Heating	Electric Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Lot Description 150 x 300 FT
Foundation Insulated Concrete Forms

Listing Details

Listing Office RE/MAX RISE EXECUTIVES, BROKERAGE



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