



204 Frye Lane **List: \$1,080,000 For: Sale**
South Frontenac Ontario K0H 2L0
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SPIS: N **Taxes: \$5,237/2024** **DOM: 0**

Detached **Front On: W** **Rms: 8**
Link: N **Acre: 10-24.99** **Bedrooms: 4**
 2-Storey **Washrooms: 3**
 1x3xMain, 2x4x2nd

Lot: 0 x 12.01 Acres Irreg: Unique lot shape - long and narrow
Dir/Cross St: Frye Ln & Roushorn Rd.

MLS#: X11919982 **PIN#: 362491104**
Possession Remarks: TBD

Kitchens: 1	Exterior: Metal/Side	Zoning: Residential
Fam Rm: Y	Drive: Private	Cable TV:
Basement: None	Gar/Gar Spcs: Attached / 6	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 10	Gas:
Heat: Forced Air / Propane	Tot Prk Spcs: 16	Phone:
A/C: Central Air	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 6-15	Energy Cert: N	Sewer: Septic
Apx Sqft: 3000-3500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Family Room, Fireplace/Stove, Lake/Pond,	Retirement:
Elevator/Lift:	Waterfront, Waterfront, Wooded/Treed	Oth Struct: Drive Shed
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

Water Body Type: Lake
Water Frontage (M): 131.59
Topography: Open Space, Rolling, Wooded/Treed
Water Features: Dock
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Unobstructive
Channel Name: Milk Lake
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean, Deep
Shoreline Allowance: Owned
Shoreline Exp: W
Alternative Power: Generator-Wired
Easements/Restrict: Right Of Way
Rural Services: Internet High Spd
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.67	x 21.1	W/O To Sunroom Combined W/Kitchen Porcelain Floor
2	Kitchen	Main	9.42	x 16.83	Combined W/Dining Porcelain Floor B/I Oven
3	Dining	Main	18.08	x 17.16	Combined W/Kitchen Porcelain Floor
4	Family	Main	12.4	x 9.51	
5	Office	Main	5.35	x 8.33	
6	Games	Main	22.67	x 14.6	
7	Prim Bdrm	2nd	21.33	x 18.18	4 Pc Ensuite W/I Closet
8	2nd Br	2nd	12.83	x 12.99	
9	3rd Br	2nd	11.91	x 11.15	
10	4th Br	2nd	13.25	x 9.25	
11	Laundry	2nd	6.27	x 5.91	

Client Remks: Experience luxury living with this stunning 4-bed, 3-bath home in South Frontenac. With approximately 430 feet of pristine waterfront and exclusive access to Milk Lake, tranquility and privacy are guaranteed. The home boasts an open-concept design, featuring a chef's kitchen, a woodstove in the living room, a spacious games room, a cozy Muskoka room complete with a hot tub, and a covered porch for year-round relaxation. Equipped with a Generac propane generator, you'll never have to worry about power outages. The property also features a 45' x 48' insulated and heated two-level garage, complete with a man cave, perfect for hobbyists or additional storage. Outside, the beautifully landscaped grounds include a fire pit, fenced raised bed gardens, a paved driveway, and a mix of open and wooded areas, providing the perfect backdrop for outdoor activities and relaxation. Located just 30 minutes from Kingston and 15 minutes from Westport, this exceptional property offers the perfect blend of convenience and seclusion. A true gem, its a must-see! The property outline is unique - no direct view of Milk Lake from the home as the waterfront is about 1km further down Frye Lane.

Extras: Propane fuels furnace, garage heater, dryer, and hot water tank.

Listing Contracted With: RIDEAU REALTY LIMITED **Ph:** 613-272-5000