



204 Frye Lane
South Frontenac Ontario K0H 2L0
South Frontenac Frontenac
SPIS: N **Taxes:** \$5,237/2024

List: \$999,000 For: Sale

Detached
Link: N
2-Storey

Front On: W
Acre: 10-24.99

Rms: 8
Bedrooms: 4
Washrooms: 3
1x3xMain, 2x4x2nd

Lot: 379.35 x 0 Feet **Irreg:**
Dir/Cross St: Frye Ln & Roushorn Rd.
Directions: From Perth Rd turn onto Roushorn Rd. Turn onto Frye Ln and follow to Pin #204

MLS#: X12229037 **PIN#:** 362491104

Assignment: N **Fractional Ownership:** N

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: | Sewer: Septic |
| Year Built: 2010 | Cert Level: | Spec Desig: Unknown |
| Yr Built Source: MPAC | GreenPIS: | Farm/Agr: |
| Apx Sqft: 3500-5000 | Prop Feat: Family Room, Fireplace/Stove, Lake/Pond, Waterfront, Waterfront, Wooded/Treed | Waterfront: Direct |
| Assessment: | | Retirement: |
| POTL: N | | Oth Struct: Drive Shed |
| POTL Mo Fee: | | Survey Year: 2018 |
| Elevator/Lift: | | Survey Type: Available |
| Laundry Lev: Upper | | |
| Phys Hdcap-Eqp: | | |

Water Body Name: Milk Lake
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
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean,Deep
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: Generator-Wired
Easements/Restrict: Right Of Way
Rural Services: Internet High Speed
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.