



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.

MLS#: X12229037 PIN#: 362491104		Assignment: N Fractional Ownership: N		Possession Remarks: TBD			
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: 6-15 Apx Sqft: 3500-5000 Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Metal/Side Drive: Private Gar/Gar Spcs: Attached / 6 Drive Park Spcs: 10 Tot Prk Spcs: 16 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake/Pond, Waterfront, Waterfront, Wooded/Treed	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Drive Shed					
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.							
Extras:							
Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000							