

FOR SALE DOM: 0
 List Date: 2/28/2019
 Sold Date:

80 Arrowwood LN
 South Frontenac K0H 2W0
K19001066

Residential | Detached | Freehold
\$1,249,000 (LP)
(SP)



Elevated Bungalow						District: Frontenac County
BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs	Sub-District: 47 - Frontenac South
3	0	2	0		4	Zoning: Residential
Age Range: 0-5 Years					Garage: No	PIN: 362720275
SqFt Range:					Waterfront: Yes	Taxes: \$5,224.80 (2018)
Lot Size: 334.30 x						Possession: TBD
Property Size: 3.0 - 9.99 Acres 5.10						Access: Right of Way, Private
Rentals: Propane Tank						
Legal Desc: PT LT 3-4 CON 12 LOUGHBOROUGH PT 7,8,9 13R15806 T/W & S/T FR701921 S/T FR780239; S/T FR737175; SOUTH FRONTENAC						
Directions: Loughborough Portland Boundary Rd., left on Vanluven Rd., Right on New Morin/Holleford Rd., Ri...						

Holleford Lake	WF Features: Bunkie/Sleeping Cabin, Dock
WF (ft): 334.32 WF Exp: East	Shoreline: Natural, Clean, Deep

Ext Finish: Hardboard, Stone	Basement: Full Basement	Basement Finish: Unfinished	Driveway: Double
Roof: Asphalt Shingle	Heating Fuel: Propane Gas	Heating Type: Fireplace, Forced Air	D/W Details: Gravel
Foundati...: Poured Concrete, Walkout	Water	Sewer	Prkg Spaces: 5
	Drilled Well	Septic	Garage Features:
	Amps: 200	FP: Propane	
		HW Heat: Electric	

Int Features: **Bathroom Roughed In, Ceilings-greater than 8', Central Air, HRV System, Main Flr Laundry, Main Flr Master Bdrm, Sun Room, Walk-in Closet**

Ext Features: **Deck, Exterior Lighting, Fire Pit, Patio, Screened Porch**

Services: **Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup**

Site Infl: **Hilltop, Level, Scenic View, Water View, Wooded Lot**

Prkg Spc #	# of Prk...	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl: Condo Elements:					

Chattels Included
 Carbon Monoxide Detector, Ceiling Fan(s), Dock, Light Fixture(s), Smoke Detector

Fixtures Excluded Personal items

Public Remarks Waterfront acreage, privacy and serenity all within 30 minutes of Kingston. Serene and peaceful waterfront home with breathtaking panoramic views of Holleford Lake. The property includes 25 acres of waterfront property on the north end of Holleford Lake. The home is situated on 5 acres of classic rugged Canadian Shield and this custom built bungalow has been constructed with care and attention to detail at every turn. The interior boasts an open-concept living room and kitchen area with a beautiful stone fireplace, 3 bedrooms, and a gorgeous 3 season room with wrap around deck and spectacular views. Outside there is a natural lower level in the rock overlooking the lake with a glass railing for unobstructed views. A firepit is situated to the right of the home and is ideal for gathering with friends and family for reflection around the campfire. A pathway leads down to the deep clean shoreline and dock. Across the lake is approximately 20 acres of undeveloped land with 2,865 feet of shoreline that is included in this sale. Situated within the Frontenac Axis (World famous UNESCO site), the property is just steps/paddles away from Frontenac Provincial Park and includes spectacular geology stemming from the impact of the Holleford Crater millions of years ago. Retreat to your own personal sanctuary and connect with the unique environment surrounding this home!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	11'2' x 14'	Hardwood	MBDRM	MFLR	12' x 14'1	Carpet	BDRM	MFLR	10'3' x 11'1	Carpet
FOYER	MFLR	14'11' x 8'1	Hardwood	3PCE	MFLR	5'11' x 8'6	Ceramic				
DINRM	MFLR	12'3' x 12'6	Vinyl/Linoleum	BDRM	MFLR	14'9' x 10'	Carpet				
SUNRM	MFLR	12'11' x 17'4	Vinyl/Linoleum	4PCB	MFLR	9'6' x 8'4	Ceramic				
LIVRM	MFLR	21' x 14'	Hardwood	LAUND	MFLR	3' x 4'1	Ceramic				

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office...



Compliments of: **TAMMY GURR**
 Broker
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