

Property Client Full

10139 A Road 38 Road, Frontenac, Ontario K0H 2K0

Listing

[10139 A Road 38 Rd Frontenac](#)

Active / Residential Freehold / Detached

MLS®#: **X13801724**

List Price: **\$514,900**

New Listing

Frontenac/Frontenac/45 - Frontenac Centre



Tax Amt/Yr: **\$4,094.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 18 CON 3 HINCHINBROOKE PTS 3 & 4, 13R4721 & PT 1, 13R3852 T/W FR687925 CENTRAL FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY**

Style: **Bungalow Raised** Rooms Rooms+: **5+4**
 Fractional Ownership: **No** BR BR+: **1(1+0)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **No** SF Source: **Plans**
 Lot Irreg: **No** Lot Acres: **2 - 4.99**
 Lot Front: **329.00** Fronting On: **W**
 Lot Depth: **125.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RU**
 Dir/Cross St: **38 Road and White Lake Road**

PIN #: **361560230** ARN #: **103904002002100** Contact After Exp: **No**
 Holdover: **0** Survey Year/Type: **Unknown**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Interior Feat: Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Retirement: Property Feat: Exterior Feat: Roof: Foundation: Soil Type: Alternate Power: Phys Hdcp-Eqp:	1 (1+0) No Yes/Partially Finished No None Available, Private Forced Air Propane /None No 51-99 No Lake/Pond Deck, Year Round Living Metal Block None No	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Energy Cert: Green PIS: Rural Services: Security Feat:	Brick, Vinyl Siding Yes Detached Garage/2.0 8.00 10.00 None No No No No	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Hydro, No Sewers Well Dug Well Not Applicable Not Applicable Not Applicable Septic Unknown
Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Elbow Lake Yes Not Applicable 105.40 Not Applicable No Yr Rnd Municipal Rd Mixed, Natural Owned Private Lake, Trees/Woods	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: South West Water View: Direct Lot Shape: Irregular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse		

Remarks/Directions

Client Rmks: **Tucked away on just over 3 private acres along the shores of Elbow Lake, 10139A 38 Road offers a peaceful waterfront setting with plenty of space, privacy, and potential. This property is an opportunity for someone looking to create their own retreat in a quiet country setting. The main floor features a functional kitchen and dining area that opens into a spacious living room, providing plenty of room to relax and enjoy the surroundings. A main-floor bedroom and full bathroom complete this level, making the layout comfortable and convenient. Downstairs, the partially finished lower level includes a recreation room along with a generous amount of unfinished storage space. Whether you need room for hobbies, additional living space, or simply plenty of storage, there is flexibility to finish and customize the lower level to suit your needs. The home would benefit from some updating, giving the next owner an opportunity to make improvements over time and shape the space to suit their own style and needs. Outside, a detached double-car garage provides excellent space for vehicles, tools, recreational equipment, or a workshop, while the additional carport offers even more covered parking and storage. With over 3 acres, waterfront on Elbow Lake, and a private natural setting, this property has the ingredients for a wonderful year-round home, recreational getaway, or country retreat. Bring your ideas and discover the potential of this peaceful waterfront property.**

Inclusions: **None**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Dining Room	Main	4.76 M X 3.28 M	15.62 Ft x 10.76 Ft		
Living Room	Main	5.32 M X 3.92 M	17.45 Ft x 12.86 Ft		
Bedroom	Main	3.44 M X 5.31 M	11.29 Ft x 17.42 Ft		
Foyer	Main	2.2 M X 3.92 M	7.22 Ft x 12.86 Ft		
Other	Basement	7.98 M X 6.47 M	26.18 Ft x 21.23 Ft		
Bathroom	Main			5	
Bathroom	Lower			3	

Photos

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