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Gordons Real Estate Brokerage provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordons Real Estate Brokerage offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Tucked along the shores of Dog Lake, this exceptional waterfront property offers a rare combination of privacy, natural beauty, and comfortable living - just a short drive from Kingston.

Set on approximately 4.28 acres across two separately deeded, waterfront, well-treed lots, the property includes the main residence plus an adjacent vacant parcel, creating an added buffer of privacy and future flexibility. Together, they offer an impressive stretch of clean, just under 400' of shoreline - perfect for enjoying everything lake life has to offer, from boating and fishing to peaceful morning swims, with a swim raft included for added fun and relaxation on the water.

The custom-built two-storey home offers over 2,300 square feet of bright, thoughtfully designed living space. Large windows fill both level with natural light and showcase calm lake views. The open-concept layout creates an airy feel, with a second-storey balcony overlooking the main living area, adding both character and connection between spaces.

A welcoming living room with a wood-burning fireplace provides a cozy place to gather, while the separate dining area and well-appointed kitchen - complete with stone countertops, custom cabinetry, and built-in appliances - flow seamlessly to a covered porch for easy outdoor dining.

Hardwood floors and high ceilings add warmth throughout. The home includes several spacious bedrooms, including a

primary suite with a 3-piece bath and direct access to a private deck overlooking the water. Additional rooms offer flexibility for guests, a home office, or quiet retreats. A separate family room with a gas fireplace provides even more space to relax and entertain year-round.

Outdoors, the setting is just as impressive. Granite outcroppings, mature trees, and open spaces create a peaceful, park-like environment with plenty of room to explore or unwind. Expansive decking at both the house and shoreline offers the perfect vantage point for taking in the view. A 40' aluminum dock with cedar decking provides easy access to the water, while the detached two-car garage provides generous space for vehicles, watercraft, and storage. An EV charging point (level 2) is located at the house.

Whether you're looking for a full-time home or a private waterfront retreat, this unique two-lot offering captures the best of lakefront living - calm, scenic, and ready to enjoy.

# Property Details

**ADDRESS:** 4820 & 4814 Huntbach Lane, South Frontenac ON  
**K0H 1H0**

**TYPE:** Single family residential on water

**LEGAL DESCRIPTION:** House: PT LT 18 CON 10 STORRINGTON PT 23, 13R12351; T/W FR643477; SOUTH FRONTENAC SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 13R19886 AS IN FC107185 **Vacant Lot:** PT LT 18, CON 10, PT 24, 13R12351; T/W FR680073 ; STORRINGTON SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 13R19886 AS IN FC103590 TOWNSHIP OF SOUTH FRONTENAC House

SQ. FT:	2,380 sq ft finished living space
BEDROOMS:	4; 2 Upper story, 2 Main floor
BATHS:	2; 3pc jack and jill Upper story, 4pc main floor
LAUNDRY:	Main floor located in main floor bath
BASEMENT:	Crawl, earth rock floor
AGE:	27 years 1999 (MPAC)
ELECTRICAL:	100 AMP breaker
ROOF:	Asphalt shingles
FOUNDATION:	Cement Block
FLOORS:	Hardwood, carpet and ceramic tile
CEILINGS:	Drywall
EXTERIOR:	Wood siding
PARKING:	Single drive, circular drive – multiple parking areas
GARAGE:	Detached 2 car garage
ROAD:	Private Road: Cranberry and Dog Lake Association – between \$1,000 - \$2,000 per property depending on the season.
LOT SIZE:	2 lots: House is 2.677 Acres 205 ft x Irregular Vacant lot is 1.599 Acres 165 ft x Irregular

ZONING:	RLSW
TAXES:	\$5,682.20 2025 for House, \$1,741.07 For vacant lot
ROLL #:	House 102906006017630, Vacant Lot 102906006017640
PIN #:	House 362880232, Vacant Lot 362880233
HEATING:	Furnace propane, baseboard
FIREPLACE:	2; 1 Woodstove main living area, 1 propane fireplace family room
COOLING:	None
RENTALS:	None
WATER:	Well – Water tested at 0/0
MECHANICS:	Water treatment system, HVAC system
WASTE:	Septic
RECYCLE AND REFUSE:	Tags supplied by township
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
INCLUSIONS:	Washer, Dryer, Fridge, Stove, Dishwasher.
FIXTURES EXCLUDED:	None Known
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour