

# 103 TUNDRA Lane, South Frontenac, Ontario K0G 1X0

Listing

Client Full  
Active / Residential

[103 TUNDRA Ln South Frontenac](#)

MLS®#: 40237048  
Price: \$599,900



## Frontenac/Frontenac/47 - Frontenac South 2 Storey/House



Water Body: **Devil Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1
Second	2		

Beds: **4 ( 4 + 0 )**  
Baths: **1 ( 1 + 0 )**  
SF Fin Total: **802/Other**  
SF Fin Range: **501 to 1000**  
AG Fin SF: **802.00/Other**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$1,991/2021**

### Remarks/Directions

Public Rmks: **Welcome to 103 Tundra Lane - A gorgeous three season cottage across from Frontenac Provincial Park on sought-after Devil Lake. The main floor features a modern kitchen with stainless steel appliances and plenty of storage space, open concept living/dining area, pine cathedral ceiling, 3pc bathroom and screened-in porch with a stunning panoramic view of the lake. Whether you are sipping your morning coffee or watching the sunset, this enclosed porch will be appreciated to the fullest. As you venture upstairs, you will find a spacious primary bedroom with a beautiful view of the lake and a second bedroom equipped with bunk beds. Descend the stairs to the lake and enjoy the views. The waterfront is equipped with a 10' x 36' dock along the shoreline where you can enjoy the peace & quiet, swim in the clean, deep water, head out and play on the water with your water toys/boats, or simply cast a rod and fish. The bonus is a bunkie - ideal for guests with 2 bedrooms, kitchenette, hydro, and 2pc bath (cold water only). Also on site is a 10' x 10' storage shed which could be turned into a small bunkie. New pump for water and stairs down to water (2020), newer kitchen, 7 appliances, many newer windows, Steel roof, vinyl exterior, 100 Amps breakers. Set on a very quiet road just 18 mins from popular Westport, less than 1 hr from Kingston, 1 3/4 hr from Ottawa, it makes for an ideal escape. Extra info available in documents - Association handbook, floor plans, Vtour, List of Services, etc. Seller makes no warranty or claim for the condition of Property, chattels, fixtures, and structures as they have not used property since 2021 and are out of country. It comes equipped with furnishings to get you started for the 2022 season! You're not going to want to miss out on this one - Book your showing today!**

Directions: **North 46.4 km on Perth Road, L on Centreville Rd for 2.8km then turn L on Devil Lake Rd then 6.6km & stay L on W Devil Lake Ln for 1.2km & then right onto Tundra Lane**

### Common Elements

#### Waterfront

Features: **Stairs to Waterfront, Waterfront-Deeded**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Deep**  
Shore Rd Allow: **None**  
Channel Name:  
Boat House:  
Frontage: **121.00**  
Exposure: **South**  
Island Y/N: **No**

#### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>2</b>	<b>1</b>		<b>No</b>

#### Exterior

Exterior Feat: **Deck(s), Deeded Water Access, Fishing, Porch-Enclosed, Privacy, Seasonal Living**  
Construct. Material: **Vinyl Siding**  
Shingles Replaced:  
Year/Desc/Source: **1964//Public Records**  
Property Access: **Fees Apply, Private Road, Seasonal Road**  
Other Structures: **Shed, Other**  
Garage & Parking: **Private Drive Double Wide//Gravel Driveway**  
Parking Spaces: **5**  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**  
Water Source: **Lake/River**  
Lot Size Area/Units: **0.802/Acres**  
Lot Front (Ft): **121.00**  
Location: **Rural**  
Area Influences: **Lake/Pond**  
View: **Lake, Panoramic, Trees/Woods, Water**  
Topography: **Hillside**  
Restrictions:  
Local Impvmt: **No**  
Foundation: **Piers, Wood**  
Roof: **Metal**  
Prop Attached: **Detached**  
Apx Age: **51-99 Years**  
Rd Acc Fee: **\$200**  
Winterized: **Not Winterized**  
Driveway Spaces: **5.0**  
Garage Spaces:  
Water Trmt: **UV System**  
Sewer: **Septic**  
Acres Rent:  
Lot Shape: **Irregular**  
Lot Irregularities:  
Land Lse Fee:  
Retire Com: **No**  
Fronting On: **South**  
Exposure: **South**

#### Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**  
Basement: **Crawl Space**  
Laundry Feat: **Inside, Main Level**  
Cooling: **None**  
Heating: **Baseboard, Electric**  
Under Contract: **None**  
Inclusions: **Built-in Microwave, Dishwasher, Freezer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**  
Add Inclusions: **All furnishings with the exception of some items. List of exclusions in docs sections**  
Exclusions: **Some staging props (towels, 2 blankets on couches, place settings, some decorative bowls, vases, 2 mirrors,..see extensive list in docs section**  
Furnace Age:  
Tank Age:  
Contract Cost/Mo:  
UFFI: **No**  
Basement Fin: **Unfinished**

### Property Information

Common Elem Fee: **No**  
Legal Desc: **PT LT 8 CON 10 BEDFORD PT 14, 13R358; T/W FR699384; SOUTH FRONTENAC**  
Zoning: **RLSW**  
Assess Val/Year: **\$201,000/2016**  
PIN: **362490059**  
ROLL: **102901003003600**  
Possession/Date: **Flexible/**  
Possession Rmks: **Prefer earlier**  
Local Improvements Fee: **No**  
Survey: **None/**  
Hold Over Days: **0**  
Occupant Type: **Vacant**  
Deposit: **10000**

### Brokerage Information

List Date: **04/06/2022**  
 List Brokerage: **SUTTON GROUP-MASTERS REALTY INC., BROKERAGE**  
 Source Board: **KAREA**

**Prepared By: KIM DONALDSON, Salesperson**

**Date Prepared: 04/07/2022**

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

Rooms

**MLS®#: 40237048**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	22' 9" X 12' 0"	6.93 X 3.66	
Living Room	Main	22' 4" X 16' 5"	6.81 X 5.00	
Bathroom	Main	8' 1" X 6' 0"	2.46 X 1.83	3-Piece
Porch	Main	27' 7" X 9' 5"	8.41 X 2.87	
Bedroom Primary	Second	14' 1" X 13' 8"	4.29 X 4.17	
Bedroom	Second	13' 6" X 11' 3"	4.11 X 3.43	
Bedroom	Main	16' 8" X 9' 5"	5.08 X 2.87	
<i>Desc: Bunkie</i>				
Bedroom	Main	10' 9" X 11' 7"	3.28 X 3.53	
<i>Desc: Bunkie</i>				
Dinette	Main	11' 3" X 16' 2"	3.43 X 4.93	

Map

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