



# 17 FRONTENAC STREET



Thanks for viewing this property! Please take a flyer with you.

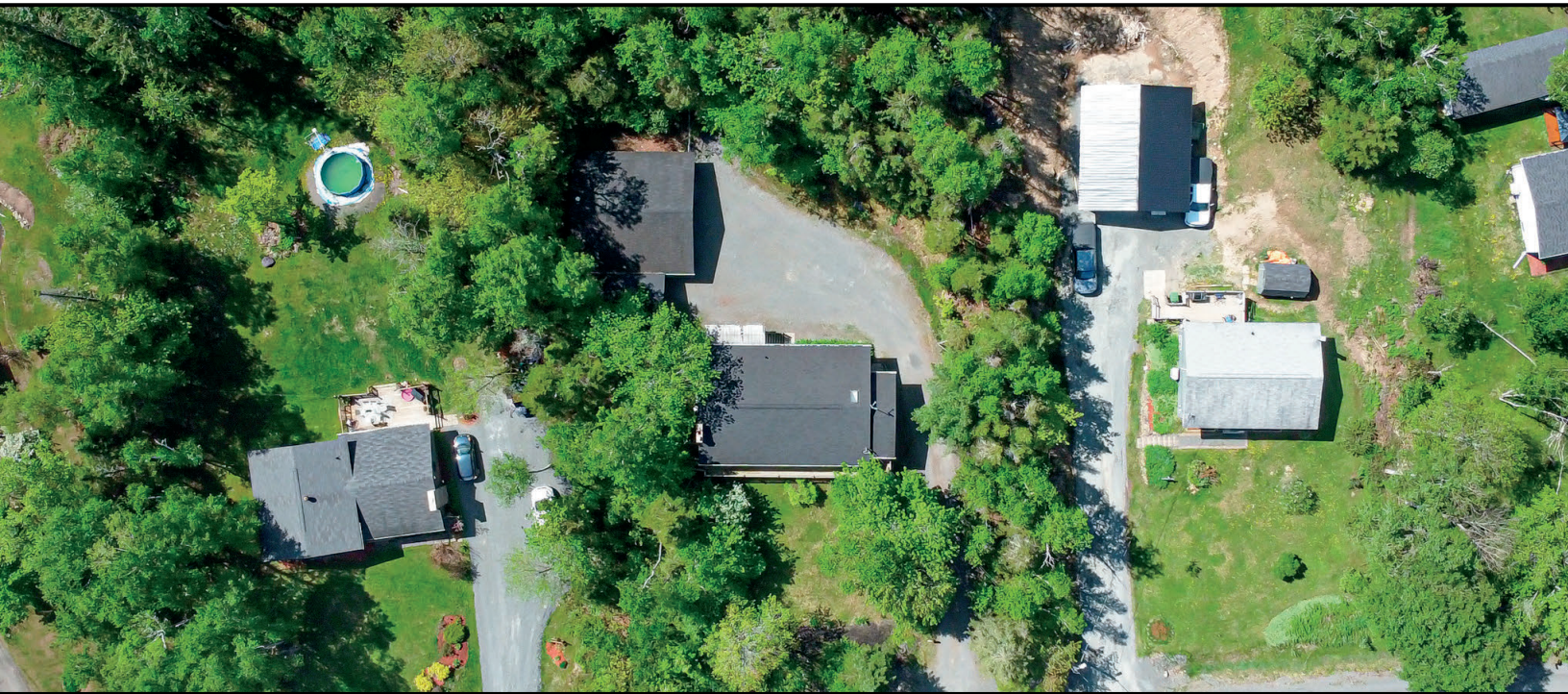


# PROPERTY OVERVIEW

Welcome to this charming and inviting bungalow nestled between wooded areas in a mature neighborhood. As you approach the property, you'll immediately notice the front balcony with its cozy seating areas that set the tone for the warm and inviting ambiance in the home.

Inside you'll be welcomed by a mudroom with large windows filling the room with natural light. Next, is the open-concept main living area highlighted by hardwood flooring, a ductless split heat pump, and a propane fireplace. This layout seamlessly connects the living room to the adjacent dining area and kitchen. The dining area offers ample space to host family and friends for memorable meals. The well-appointed kitchen boasts modern appliances, a skylight, plenty of cabinetry, and a convenient breakfast bar, making meal preparation a breeze. Completing this floor are the main bathroom and three bedrooms, each offering comfort and tranquility. The primary bedroom is a private retreat, complete with an ½ ensuite and access to the back deck. The additional bedrooms are versatile and can be adapted to suit your needs, whether as a home office, guest room, or hobby space.

The basement offers even more living space with two large rec rooms both with ductless split heat pumps, 4th bedroom, a laundry room, and a utility/storage room. Additional features of this bungalow include an insulated and heated double detached garage, a single garage, and an extra storage building, along with an abundance of parking space.



## UPDATES & FEATURES

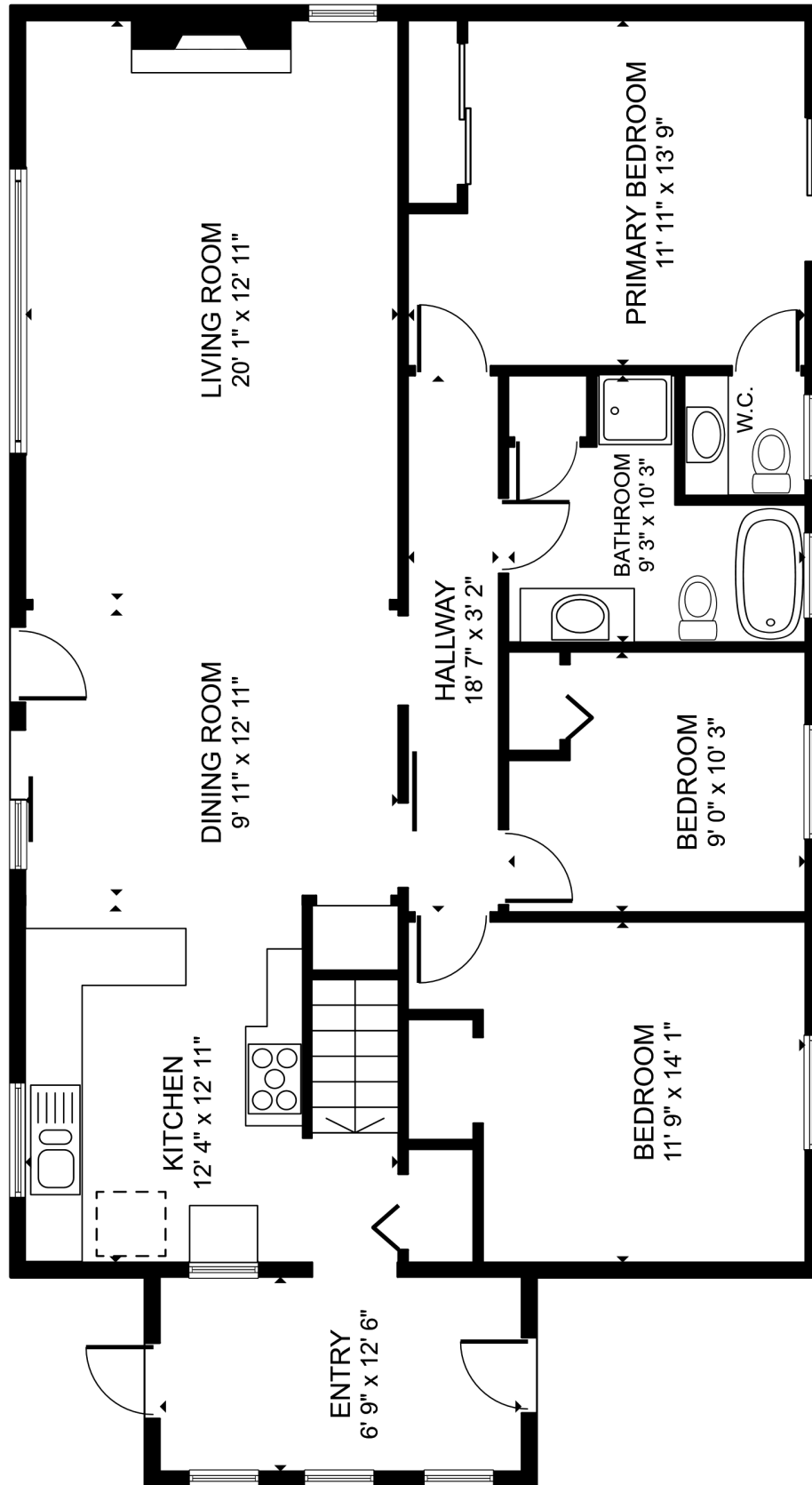
- ✓ Three outbuildings inc. heated dbl garage
- ✓ Full length front deck
- ✓ Open main living area
- ✓ Three heat pumps (one up, two down)
- ✓ Primary bedroom w/ ensuite and patio doors
- ✓ Partially finished lower level
- ✓ Surrounded by mature trees
- ✓ Modern kitchen appliances and skylight
- ✓ Stone fireplace wall feature with insert
- ✓ Hardwood flooring through main level
- ✓ Main bathroom includes separate tub
- ✓ Potential space for additional bedrooms







# Main Level



[rightchoice.link/17frontenacMP](https://rightchoice.link/17frontenacMP)

GROSS INTERNAL AREA  
FLOOR 1 1,073 sq.ft. FLOOR 2 1,251 sq.ft.  
TOTAL : 2,324 sq.ft.

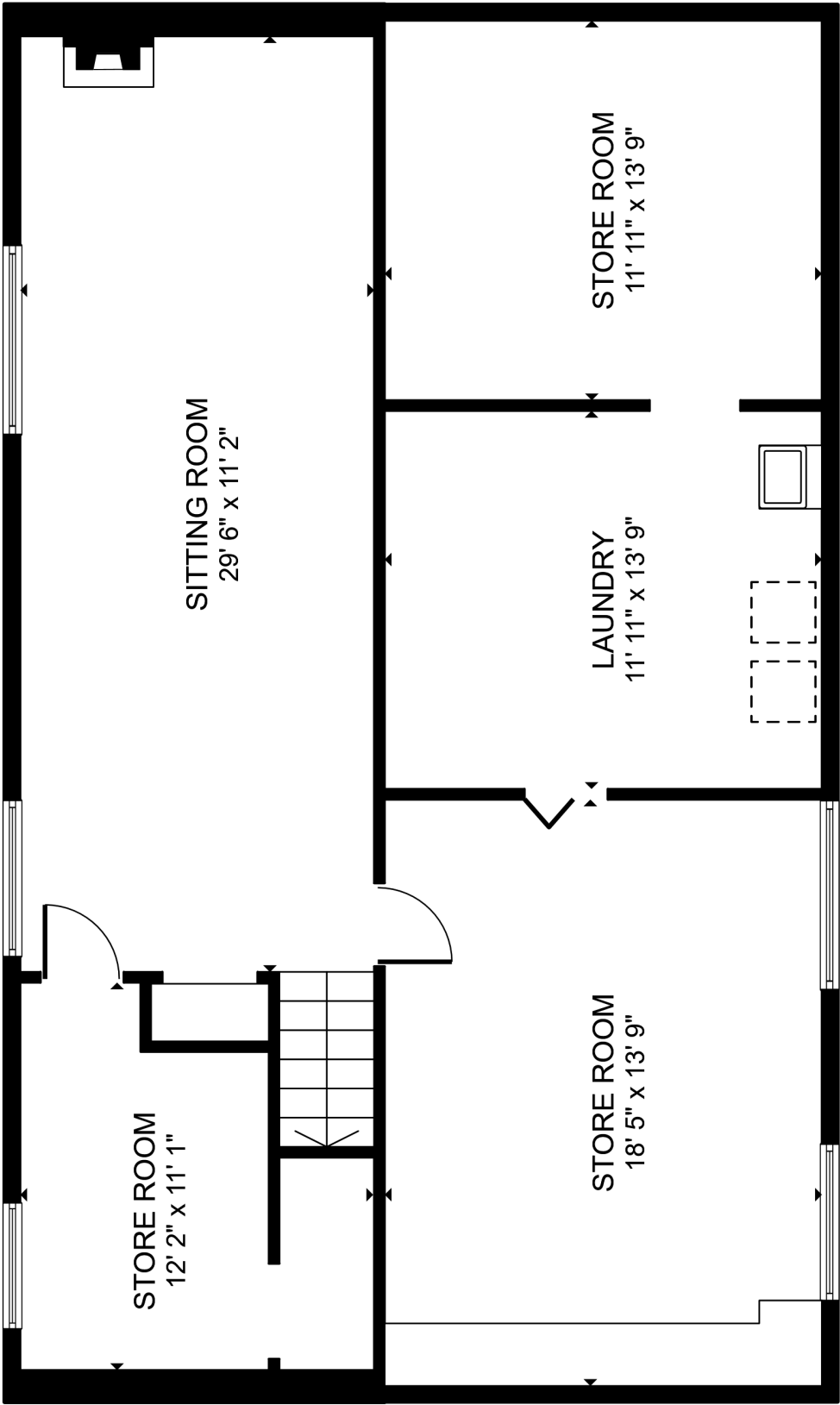
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Lower Level



Property Taxes for 2023: \$2649.46









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Listed with Dave Watt of The Right Choice Realty  
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