



In the Heat of Nature

2040 Frontenac Road,
Mountain Grove

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Nestled on over 6 acres of pristine forest and openspace, this 1450 SqFt bungalow offers the perfect blend of off-grid appeal and modern convenience. As you step inside, you're greeted by a spacious open concept living area, where the living room seamlessly flows into the kitchen and dining room. Whether you're entertaining guests or simply unwinding after a long day, the propane fireplace adds warmth and ambiance to the space, complemented by the breathtaking forest views visible through the oversized windows. The master bedroom is complete with a large walk-in closet and an ensuite bathroom featuring an oversized soaker tub, separate walk-in shower, double sinks, and a linen cupboard. Step outside through the patio doors onto the walkout deck. Two additional bedrooms for guests/children, or home office space, each boasting large closets and oversized windows that bring the outdoors inside. A second four-piece bathroom with a bathtub and ample vanity space serves the remaining bedrooms. The kitchen is a chef's delight, featuring a sizable island for meal prep and gathering, as well as abundant storage in the numerous cabinets. Situated on a well-maintained municipal road, this property offers easy access to trails for walking, ATVing, and snowmobiling, as well as numerous lakes with excellent fishing and local public beaches for summer enjoyment. The outdoor space is highlighted by a spacious deck overlooking the pond and surrounded by scenic forest views, complete with a gas hookup for your BBQ. The large, attached garage boasts 12' ceilings and 1000 SqFt of space, equipped with in-floor heating for added comfort. A full-sized basement with walkout offers endless possibilities. Heating is efficiently provided by an outdoor woodboiler that powers the forced-air system, hot water tank, and heated garage floor, supplemented by a recently replaced propane furnace. Potential for hydro services has been explored, shared installation costs are a possibility.

\$499,000

List Price

6.4 Acres

1433sqft

3 Beds, 2 Baths

\$3738.54

2024 taxes





FEATURES

- Experience the tranquil off-grid lifestyle while relishing in modern amenities at this remarkable property.
- Ideal for hobbyists or car enthusiasts, the spacious attached garage boasts 12-foot ceilings and 1000 SqFt of space, complete with in-floor heating for added comfort.
- Tailor the expansive full-sized basement with a walkout to your preferences, providing limitless options for additional living space or recreational activities.
- Efficiently stay warm with an outdoor wood boiler that fuels the forced-air system, hot water tank, and heated garage floor. It is supplemented by a newly installed propane furnace for extra heating needs.
- Enjoy the outdoor space with a generous deck offering pond views and scenic forest surroundings, complemented by a gas hookup for your BBQ.

CONTACT DETAILS

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