

# \$1,249,900 - 875 Corktown Road, Merrickville-Wolford

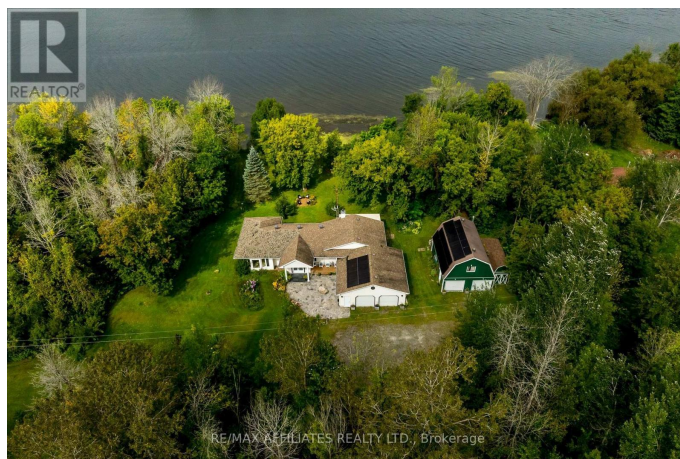
MLS® #X12057585

**\$1,249,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

805 - Merrickville/Wolford Twp,  
Merrickville-Wolford, Ontario

Welcome to 875 Corktown Road! A premier WATERFRONT retreat with infinite possibilities! Nestled behind a private gated entrance, this stunning 3bed 2bath bungalow w/attached double car garage offers the perfect blend of tranquil waterfront living & vast development potential. Located in the historic village of Merrickville, this exceptional property spans 9.14 acres across two severed lots, providing a rare opportunity for expansion or future development. Surrounded by mature trees, ensuring ultimate privacy this home is a dream for hobbyists & nature enthusiasts alike. The Rideau River, one of Ontarios most pristine & picturesque waterways, graces the property with 290 feet of exclusive shoreline & a private dock perfect for boating fishing or simply basking in the natural beauty that surrounds you. Set within the Rideau bird sanctuary, this property lets you enjoy wildlife up close. Sip your morning coffee in the screened-in sunroom while soaking in the peaceful natural surroundings. The homes layout is an entertainers dream, with a bright, open-concept living & dining area featuring vaulted ceilings, gleaming travertine marble & softwood flooring throughout. The spacious kitchen is complete with granite countertops, SS appliances, pine cabinetry & a large island ideal for gathering. Cozy up to the fireplace or retreat to the large primary suite where panoramic views of the water provide the perfect backdrop for relaxation & rejuvenation.



For those seeking more than just a home, the property includes a detached barn/garage with above loft perfect for a workshop, studio, or hobby room. Whether you're an artist, craftsman, or in need of additional storage, this versatile space can be transformed to suit your lifestyle. The lush grounds are beautifully landscaped with perennial gardens, a serene pond with a waterfall & fountain, solar panels & a greenhouse, enhancing the property's charm & sustainability. With two severed lots, the development potential is limitless! (id:6289)

**Essential Information**

Listing #	X12057585
Price	\$1,249,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	875 Corktown Road
Subdivision	805 - Merrickville/Wolford Twp
City	Merrickville-Wolford
Province	Ontario
Postal Code	K0G1N0

**Amenities**

Amenities	Fireplace(s)
Features	Carpet Free, Guest Suite, Sump Pump, Solar Equipment
Parking Spaces	8
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Intercom, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	290 x 1773.5 Acre 5 - 9.99 acres
Foundation	Poured Concrete, Slab

## Listing Details

Listing Office RE/MAX AFFILIATES REALTY LTD.



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