

\$449,999 - 15 Gullymeade Road, Edwardsburgh/Cardinal

MLS® #X12109113

\$449,999

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

807 - Edwardsburgh/Cardinal Twp,
Edwardsburgh/Cardinal, Ontario

Big price reduction! Bring us an offer, any offer we will negotiate! This property must be sold! 55 min Ottawa! Swim! Kayak! Go for a boat ride! Situated at the end of a cul-de-sac on a paved laneway is possibly one of the most beautiful waterfront properties located on a point of land on St. Lawrence River with panoramic river views incl the shipping channel! Wow! The little 3-season cottage has an impressive mini-grand room, living/dining/kitchen with 6 water view windows, 2 each on the east, south & west sides of the grand room featuring almost brand new maintenance-free flooring, nice kitchen cabinetry & countertops as well as fridge, stove & microwave-Your 3-pc bath has been nicely updated with a modern corner shower & lovely vanity-Outside is a huge L-shaped deck providing awesome east & south water views & access to 2nd cottage, the bdrm cottage, located a few feet from main cottage-This bldg provides privacy from monstrous home immediately behind it! Addl very rustic bunkie can accommodate extra overnight guests & there is a 4th small building that needs a rebuild or continue to use as storage shed-Updates incl: Steel insulated exterior doors, vinyl windows-impeccable vinyl siding-steel roofing-100 amp breaker service-Park your boat at huge dock in east boat slope that is well-protected from waves-Launch your kayak & go paddling around nearby uninhabited islands where you



can watch some of the most beautiful river sunsets-Scuba dive on nearby shipwreck in crystal clear waters of St. Lawrence River-Property's shoreline has a gentle slope making easy access for paddle-boarding or swimming-4 min drive to all amenities including concrete boat launch-24-hour gas bar-restaurants & more! 10 min drive to intl bridge & hwy 401 & 416-Sun bath on waterfront deck or enjoy campfire on your patio with panoramic water views as you enjoy starry skies! If you need a bigger home, you can re-build a 2-story home on same footprint of cottage-Welcome to your retreat! (id:6289)

Essential Information

Listing #	X12109113
Price	\$449,999
Bedrooms	1
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	15 Gullymeade Road
Subdivision	807 - Edwardsburgh/Cardinal Twp
City	Edwardsburgh/Cardinal
Province	Ontario
Postal Code	K0E1T1

Amenities

Utilities	Electricity, Wireless, Electricity Connected
Features	Flat site, Carpet Free
Parking Spaces	2
Parking	No Garage
View	River view, Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances Microwave, Stove, Refrigerator

Heating Other

Cooling Window air conditioner

of Stories 1

Exterior

Exterior Vinyl siding

Lot Description 100 x 100 FT

Foundation Slab

Listing Details

Listing Office SOLID ROCK REALTY



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