

# \$1,085,000 - 465-463 Hilcrest Road, Elizabethtown-Kitley

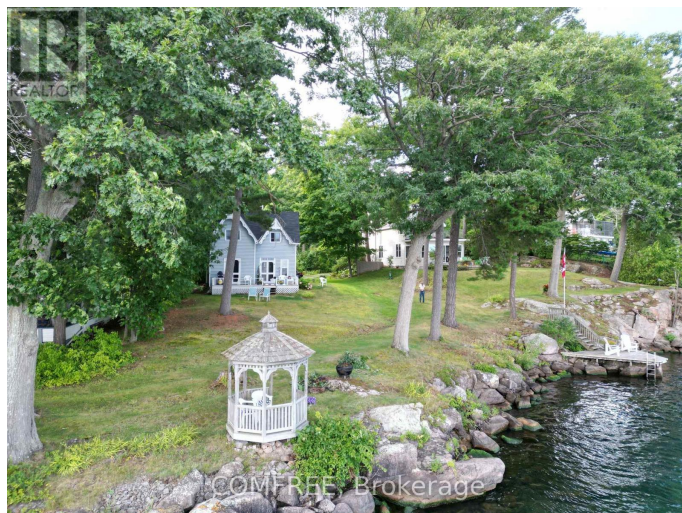
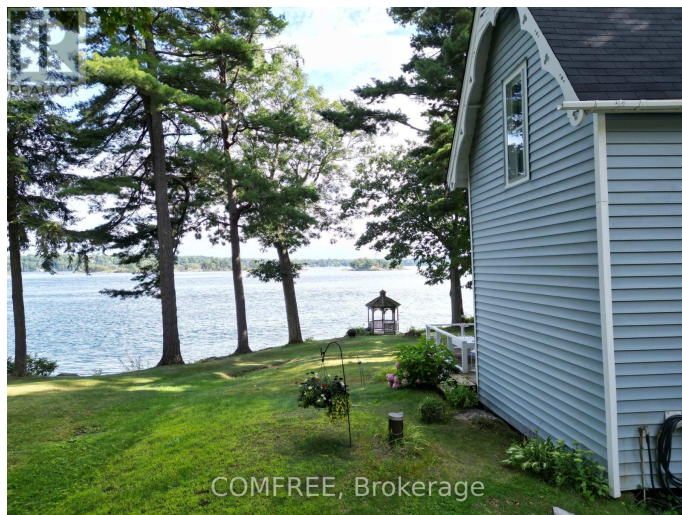
MLS® #X12125204

**\$1,085,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

811 - Elizabethtown Kitley (Old Kitley) Twp,  
Elizabethtown-Kitley, Ontario

Nestled in the serene embrace of the St. Lawrence River, this private sale offers a rare opportunity to own a piece of Victorian charm with a touch of rustic flair. Presenting a beautifully refurbished two-bedroom Victorian cottage and a quaint separate cabin, this property is a gem located in the picturesque Brockville Narrows. The residence overlooks the channel and has a small, wooden gazebo next to the shoreline. Most days during the season, massive ships in the International Shipping Channel pass closely by, leaving onlookers in awe every time. Although in a rural area, the property is a mere five minutes from the country club and ten minutes to Brockville's downtown. The property is located near several city islands, and the U.S. shoreline a reminder of your proximity to the rest of the world. This almost one-acre property boasts a private new floating dock and storage shed nestled in the tranquil waters of Mollys Gut, promising an ideal fishing experience and opportunities for swimming and boating. The docklands contour leads you to the waters edge, allowing easy access to the river and the countless nearby islands, part of the Thousand Islands that make up its body. Crafted for those who appreciate the legacy of the past, the three-season cottage comes with all furnishings, including a piano, and exudes a warm, inviting atmosphere with its Victorian architecture and contemporary refinements. Whether it's the peace of a morning coffee in



the gazebo or the excitement of a day spent exploring the islands, this property is more than a cottage it's a sanctuary for the soul.  
(id:6289)

**Essential Information**

Listing #	X12125204
Price	\$1,085,000
Bedrooms	2
Bathrooms	1.00
Half Baths	1
Acres	0.00
Type	Single Family

**Community Information**

Address	465-463 Hilcrest Road
Subdivision	811 - Elizabethtown Kitley (Old Kitley) Twp
City	Elizabethtown-Kitley
Province	Ontario
Postal Code	K6V7C3

**Amenities**

Amenities	Beach, Golf Nearby
Utilities	Cable, Electricity, Sewer
Features	Country residential
Parking Spaces	5
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Microwave, Stove, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
# of Stories	2

**Exterior**

Exterior	Vinyl siding
Lot Description	190 x 260 FT 1/2 - 1.99 acres
Foundation	Wood

## Listing Details

Listing Office      COMFREE



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