

\$499,500 - 39 Fisherman's Cove Lane, Frontenac Islands (the Islands)

MLS® #X12153606

\$499,500

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

04 - The Islands, Frontenac Islands (the Islands), Ontario

Write the next chapter for a magnificent, affordable waterfront property on the St. Lawrence River. Located on the South Shore of Simcoe Island in the heart of the Thousand Islands where the river meets Lake Ontario awaits this piece of paradise. Drive down the private lane and you'll feel the history. Here you'll find a character-filled home, the third and last home built for the Belyea family. The Belyea brothers moved their families from Main Duck Island to Simcoe Island in approximately 1925, a location that was selected because of the long stone island, which runs parallel to the shoreline, and provides shelter from the lake. Fisherman's cove was created and became a thriving fishing business a century ago. Back to the house-this well maintained, character-filled home is one of a few homes on the Island that has continued to be a year round residence for many many decades. While keeping its charm, many updates have been made over the years, to both keep its integrity and adding comforts for living. The main floor offers a large eat-in country kitchen, formal dining room, living room, sunroom which leads out to the deck that overlooks the harbour, 2 bedrooms and a full bathroom, while upstairs has 3 additional bedrooms. Outside you'll find a 3 bay garage, several outbuildings, while the 1.9 acre lot allows plenty of space for gardens. The gradual



slope of the front yard leads to the 88 feet of deep water and the Icehouse, built in 1925. Here the longer sheltered cove not only provides a safe haven for your watercrafts, but creates the perfect spot to fish, kayak, paddleboard, enjoy the beauty of Mother Nature, abundance of wildlife or just cool off. With the Wolfe Islander IV back, and the new larger, on demand Simcoe Island ferry offering the Island's best ever service, it's time to invest in this wonderful gated community and discover why it's the best kept secret in the Thousand Islands. More details are available. (id:6289)

Essential Information

Listing #	X12153606
Price	\$499,500
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	39 Fisherman's Cove Lane
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2Y0

Amenities

Utilities	Electricity, Wireless, Electricity Connected
Features	Irregular lot size, Carpet Free, Sump Pump
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, River view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Island

Interior

Appliances Water Heater, Dryer, Stove, Washer, Refrigerator
Heating Electric Forced air
Fireplace Yes
of Stories 2

Exterior

Exterior Vinyl siding
Lot Description 87.6 x 938.2 FT|1/2 - 1.99 acres
Foundation Block, Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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