

\$1,499,999 - 4506 Bath Road, Loyalist (amherstview)

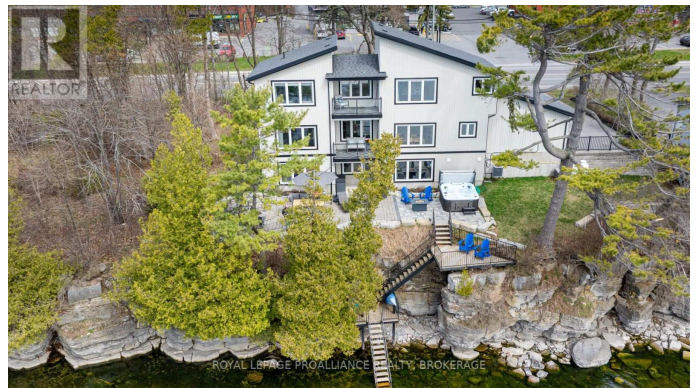
MLS® #X12185730

\$1,499,999

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

54 - Amherstview, Loyalist (amherstview),
Ontario

Welcome to your dream home on the shores of Lake Ontario-- where stunning design meets serene natural beauty. This West Coast inspired residence offers nearly 2200 square feet of living space & jaw dropping views from nearly every room. Step into a thoughtfully laid out, light filled interior featuring 3 bedrooms and 3.5 bathrooms. The large kitchen and dining room flows into a warm, inviting living room with propane fireplace and walk-out to a water facing deck, perfect for relaxing with your favourite book. The main floor also features a powder room and laundry/mudroom. The expansive primary bedroom is a true sanctuary, boasting its own private deck overlooking the lake, a spa-like ensuite with double sinks, glass shower, and stand alone tub, and a walk-in closet. The second upstairs bedroom also features its own ensuite, ideal for family or guests. The finished lower level includes a bedroom & bathroom and spacious family room with walk-out to a large stone patio with fire pit area. Enjoy direct access to the water via a charming lookout/landing & stairs that lead straight into the lake-- swimming, kayaking, and sunsets await. All the benefits of waterfront living with the convenience of city services-- no septic or well worries here. Ideally located just minutes west of Kingston, with a marina just down the road and an easy commute to area shopping, downtown, hospitals, Queen's University, and St. Lawrence College. This is more than a



home-- it's a lifestyle. Book your private showing today. (id:6289)

Essential Information

Listing #	X12185730
Price	\$1,499,999
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4506 Bath Road
Subdivision	54 - Amherstview
City	Loyalist (amherstview)
Province	Ontario
Postal Code	K7N1A7

Amenities

Amenities	Marina, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site, Carpet Free
Parking Spaces	8
Parking	Carport, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Stove, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Lot Description	109.9 x 129.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
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