

\$499,500 - 832 Klon Lane, Leeds And The Thousand Islands

MLS® #X12196649

\$499,500

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

824 - Rear of Leeds - Lansdowne Twp, Leeds
And The Thousand Islands, Ontario

Escape to this truly enchanting 3-bedroom, fully furnished seasonal cottage, perfectly situated on a serene and private point just north of Seeley's Bay. This exceptional property boasts an impressive 720 feet of pristine private waterfront, spread across a generous 0.42-acre lot, offering unparalleled access to the historic and picturesque Rideau Canal system. Imagine waking up to tranquil water views, with the opportunity for fantastic, swimming right from your floating raft, or the extended dock which also provides ample space for all your boating adventures. Designed for the ultimate in relaxed summer living, the cozy interior of this cottage welcomes you with abundant natural light and expansive, breathtaking water vistas. The updated deck serves as a magnificent extension of your living space, providing an ideal setting for al fresco dining, entertaining guests, or simply unwinding while soaking in the peaceful surroundings and stunning sunsets. Recent thoughtful upgrades ensure a worry-free and comfortable experience, including a complete house leveling for long-term stability. Adding to the charm and convenience is the luxurious outdoor shower, perfect for rinsing off after a refreshing swim or simply enjoying a moment of nature's embrace you also have a 4 pc and 2 pc bath inside the cottage. For the avid water enthusiast or



those who love outdoor pursuits, a spacious detached garage offers convenient and secure storage for all your kayaks, paddleboards, fishing gear, and other recreational items. This serene, private, and utterly inviting property is more than just a cottage; it's the quintessential summer getaway, a place where you can truly disconnect, recharge, and create a lifetime of cherished memories with family and friends. Embrace the tranquil beauty and endless possibilities of cottage living on the Rideau.
(id:6289)

Essential Information

Listing #	X12196649
Price	\$499,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	832 Klon Lane
Subdivision	824 - Rear of Leeds - Lansdowne Twp
City	Leeds And The Thousand Islands
Province	Ontario
Postal Code	K0H2N0

Amenities

Features	Irregular lot size
Parking Spaces	8
Parking	Detached Garage, No Garage
# of Garages	1
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Other
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	720 x 180 FT
Foundation	Wood/Piers

Listing Details

Listing Office	ROYAL LEPAGE ADVANTAGE REAL ESTATE LTD
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