

\$2,499,999 - 1111 Burnside Drive, Augusta

MLS® #X12239224

\$2,499,999

4 Bedroom, 3.00 Bathroom,
Single Family on 162.30 Acres

809 - Augusta Twp, Augusta, Ontario

Perched on the banks of the St. Lawrence River, this impeccably maintained all-brick/stone bungalow awaits you. Step inside this deceptively modest façade and discover a 3,100 sq ft, 3 + 1-bedroom, 3-bath retreat on the banks of the St. Lawrence River complete with a double-car garage, in-ground pool, and full walk-out lower level that's primed for an in-law suite or multifamily setup. Key Features: Waterfront Wow-Factor Instant river views greet you the moment you cross the threshold. Expansive, low-maintenance decks (one covered with an adjustable awning) overlook the pool and riverfront. Private dock, perfect for your boat or evening sunset sessions. Main Level Living Open living/dining layout divided by a gas fireplace, both rooms opening onto the deck; chef's kitchen with abundant cabinetry, generous counter space, and patio access - Primary suite with built-in closets, private deck access, and 3-piece ensuite - Two additional bedrooms and a 4-piece bath round out this level. Lower-Level Versatility Fourth bedroom and 3-piece bath - ideal guest or nanny quarters. Media room and exercise room, each with built-in storage. Cozy family room centered around a gas fireplace - home office life has never been so distracting! Laundry room plus a dedicated hot-tub room for year-round relaxation - Outdoor & Lot Highlights - Professionally interlocked driveway and newly planted gardens showcase true pride of ownership. - The inground pool is ready for summer afternoons,



with steps leading directly to your dock. A full walk-out basement offers easy subdivision or suite conversion with a separate entrance. Everything you've been looking for-space, light, luxury, and waterfront lifestyle is here. Come see how deceiving exteriors can set the stage for something truly extraordinary.

(id:6289)

Essential Information

Listing #	X12239224
Price	\$2,499,999
Bedrooms	4
Bathrooms	3.00
Acres	162.30
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1111 Burnside Drive
Subdivision	809 - Augusta Twp
City	Augusta
Province	Ontario
Postal Code	K6V5T1

Amenities

Amenities	Fireplace(s)
Features	Hillside, Irregular lot size, Waterway, Lighting
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Water Heater - Tankless, Blinds, Dishwasher, Dryer, Microwave, Stove, Water Heater, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn sprinkler
Foundation	Block

Listing Details

Listing Office RE/MAX HOMETOWN REALTY INC



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