

\$1,700,000 - 3265 County Road 9, Greater Napanee (greater Napanee)

MLS® #X12278329

\$1,700,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

58 - Greater Napanee, Greater Napanee
(greater Napanee), Ontario

Stunning Waterfront Retreat with Sunset Views on Long Reach - Greater Napanee. Welcome to your dream home on Long Reach, offering panoramic views of Prince Edward County. This luxurious retreat features two main-floor bedrooms, each with private ensuites and balconies ideal for morning coffee or sunset watching. The open-concept layout blends a stylish kitchen with a large centre island, a dining area, and a wall of windows that flood the space with natural light. Garden doors lead to a balcony and screened-in porch, perfect for alfresco dining while overlooking professionally landscaped grounds. The walk-out basement includes two more bedrooms, a full bath with standalone tub and custom shower, and a great room with a cozy gas fireplace. Step outside to enjoy a hot tub, outdoor kitchen with bar fridge, and a pergola dining area with flat rock patio reminiscent of Tuscany. At the waters edge, find a large armour stone area with gradual stairs to a sitting area, an all-weather bar fridge, and concrete counter. Two cantilever docks, a rock wall with built-in seating, and a waterside dining space provide endless opportunities for entertaining. With three watercraft lifts, you're ready for any aquatic adventure. Additional features include an attached two-car garage, a marine garage in the basement, and a two-bay drive shed for all



your gear. Nestled on over 4 private acres, this property offers the perfect blend of luxury, recreation, and natural beauty ideal for birding, fishing, gardening, and waterfront living. Pre home inspection is available. (id:6289)

Essential Information

Listing #	X12278329
Price	\$1,700,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3265 County Road 9
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K7R3K8

Amenities

Amenities	Hospital, Fireplace(s)
Utilities	Electricity
Features	Sloping, Lane, Level
Parking Spaces	10
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Oven - Built-In, Range, Water Heater - Tankless, Water Heater, Water Treatment, Dishwasher, Dryer, Hot Water Instant, Microwave, Stove, Washer, Window Coverings,
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	Refrigerator
Heating	Electric Heat Pump, Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	162 x 1050 FT 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office CHESTNUT PARK REAL ESTATE LIMITED



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