

\$1,499,000 - 255 Good Friend Drive, Frontenac Islands (the Islands)

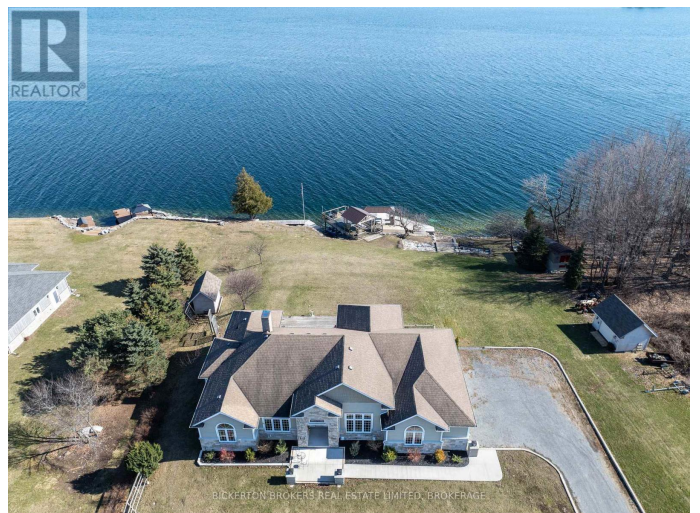
MLS® #X12281666

\$1,499,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to your very own piece of paradise. This 3-bedroom home nestled on a one-acre lot on the south Shores of Howe Island. Enjoy an open concept living, dining room & kitchen. Relax in the adjoining 3 season sunroom with large windows & water views. The living room features a cozy fireplace, oversized windows allowing natural light to stream in, patio doors lead you to a large deck where you can enjoy the beautiful river view. Enjoy your morning coffee while watching spectacular sunrises or entertain friends in the evening with a BBQ. The beautiful kitchen features granite countertops, stainless steel appliances, double pantry & ample cupboards for storage. A dining room next to the kitchen can be used for a formal Dining room or transformed into a cozy den or office area. Just off the kitchen is a 2-pc Bathroom. A laundry room featuring stainless steel washer/dryer and folding station, a garden door will lead you to a patio where you can enjoy the water views. Escape to a master bedroom sanctuary featuring double walk-in closets, a 5-pc ensuite & patio door. Two more spacious bedrooms & a 4-pc bath complete the main level. The Lower level features several large rooms partially finished with drywall & awaits your personal touches to double your living space. A large workshop & storage area with a new high efficiency furnace. An Insulated 3 car garage with an



internal entry for your convenience. There are 2 outbuildings for storage. As you stroll down to the shoreline you will enjoy 180' of waterfrontage with clean, clear deep water and an extensive docking system and boat slip. Entertain in the large open cabana where you will enjoy Breathtaking Panoramic views of the St Lawrence River & Wolfe Island or watch as the boats tour by. Enjoy great swimming, wonderful sailing & some of the best fishing spots around. A 15 min boat ride will take you to the heart of the historic city of Kingston. The Island has its own Fire and Rescue services & a -24 hour ferry. (id:6289)

Essential Information

Listing #	X12281666
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	255 Good Friend Drive
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K7G2V6

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Irregular lot size, Sloping, Flat site, Carpet Free
Parking Spaces	11
Parking	Attached Garage, Garage

# of Garages	2
View	View, River view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater, Dishwasher, Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone
Lot Description	182 x 249 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	BICKERTON BROKERS REAL ESTATE LIMITED, BROKERAGE
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Listing information last updated on November 4th, 2025 at 11:01am EST