

\$1,149,000 - 99 River Road, Greater Napanee (greater Napanee)

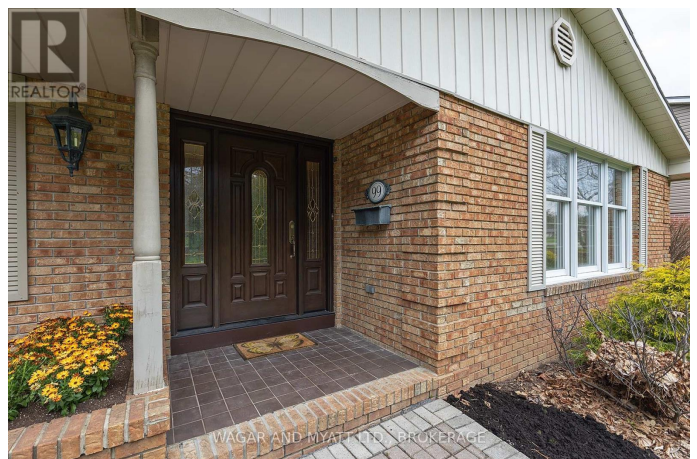
MLS® #X12287544

\$1,149,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

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

Waterfront Property First Time Offered for Sale! Situated on a large, beautifully landscaped lot with 100' of water frontage on the Napanee River and full municipal services, this home offers the perfect blend of luxury, privacy, comfort, and functionality. Inside, you'll find 3 spacious bedrooms, including a luxurious primary suite complete with a 4-piece ensuite, plus a second 3-piece main bath with large soaker tub. The gourmet eat-in kitchen is a chefs dream, featuring a Jenn-Air griddle and stove top, double wall ovens, pot filler, kitchen island with a deep sink and built-in dishwasher, perfect for preparing meals and entertaining. The main floor showcases a family room with a cozy wood-burning fireplace and vaulted ceiling, a formal living room with another wood-burning fireplace, and an elegant dining room for those special occasions, all flowing from a classic centre hall plan. The finished basement offers even more living space with a large rec room equipped with an 82" wall mounted TV and freestanding gas stove for warmth and ambiance, 2-piece bath, cedar closet, dedicated wood room, an enormous storage area and a large workshop for all your projects. Additional features include an attached garage with convenient inside entry, a main floor laundry and mudroom with an adjoining 2-piece bath, central vac, irrigation system and a natural gas furnace



with central air to ensure year-round comfort. Step out onto the expansive deck, complete with a retractable awning, and take in beautiful views of the river and boats going by. Enjoy easy access to the deck from the garage, mudroom, family room, and primary bedroom, with a natural gas BBQ hookup ready for outdoor entertaining. This property has been thoughtfully designed for seamless indoor-outdoor living and offers endless possibilities for relaxation, entertaining, and waterfront enjoyment. Dont miss the chance to make this dream home yours! (id:6289)

Essential Information

Listing #	X12287544
Price	\$1,149,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	99 River Road
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K7R3H3

Amenities

Amenities	Golf Nearby, Hospital, Park, Fireplace(s)
Features	Carpet Free
Parking Spaces	10
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	River view, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Range, Garburator, Water Heater, Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	100 x 243 FT
Foundation	Poured Concrete

Listing Details

Listing Office	WAGAR AND MYATT LTD., BROKERAGE
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