

# \$1,499,999 - 13 Flett Street, Edwardsburgh/Cardinal

MLS® #X12293706

**\$1,499,999**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

806 - Town of Cardinal,  
Edwardsburgh/Cardinal, Ontario

uxury Home with Panoramic View & Access to the St. Lawrence River - Experience unparalleled elegance in this custom-built, fully furnished bungalow, beautifully crafted with a timeless stone exterior and set on the picturesque Old Galop Canal, offering breathtaking views of the St. Lawrence River. Wake up to radiant sunrises, marvel at passing tankers, and enjoy dazzling fireworks across the water from the comfort of your own backyard. Exceptional Outdoor Living - Expansive deck with gas BBQ hookups on both sides; Year-round sunroom and 17' swim spa for ultimate relaxation. Professionally landscaped grounds with exterior soffit lighting & security system. Interlock stone driveway leading to an insulated double garage with radiant in-floor heating. Dock with power and water - ready for your boat! Sophisticated Interior Design - Step inside to discover an open-concept living space with soaring 12' ceilings and floor-to-ceiling windows, flooding the home with natural light and unobstructed water views. The stunning chefs kitchen boasts Quartz countertops, a massive island and High-end cabinetry with premium finishes. The home includes an Integrated surround sound TV/music system. The primary suite is a retreat of its own, featuring a walk-in closet and spa-inspired ensuite, while two additional bedrooms and a full bath complete the main level. Hardwood and stone tile flooring throughout add to the home's modern



elegance. Fully Finished Lower Level has a Spacious family room & games area; Fourth bedroom & full 4-piece bath and Utility room with ample storage. Prime Location-15 min to the U.S. border, Hwy 401 & 416, and golf courses-50 min to Ottawa International Airport; 20 minutes to Brockville - Nestled in a prestigious waterfront community of custom homes. Don't miss this rare opportunity to own a luxury waterfront masterpiece - your dream lifestyle awaits! (id:6289)

### Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12293706     |
| Price     | \$1,499,999   |
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Flett Street        |
| Subdivision | 806 - Town of Cardinal |
| City        | Edwardsburgh/cardinal  |
| Province    | Ontario                |
| Postal Code | K0E1E0                 |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Fireplace(s), Separate Heating Controls                               |
| Utilities      | Cable, Electricity, Sewer                                             |
| Parking Spaces | 4                                                                     |
| Parking        | Attached Garage, Garage                                               |
| # of Garages   | 2                                                                     |
| View           | River view, View of water, Direct Water View, Unobstructed Water View |
| Is Waterfront  | Yes                                                                   |
| Waterfront     | Waterfront                                                            |

## Interior

|                 |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Water Heater, Central Vacuum, Water purifier, Dishwasher, Dryer, Furniture, Hood Fan, Stove, Washer, Refrigerator |
| Heating         | Natural gas Coil Fan                                                                                                       |
| Cooling         | Central air conditioning, Ventilation system                                                                               |
| Fireplace       | Yes                                                                                                                        |
| # of Fireplaces | 1                                                                                                                          |
| # of Stories    | 1                                                                                                                          |
| Has Basement    | Yes                                                                                                                        |

## Exterior

|                 |                          |
|-----------------|--------------------------|
| Exterior        | Stone                    |
| Lot Description | 53.7 x 99.8 FT           |
| Foundation      | Insulated Concrete Forms |

## Listing Details

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