

\$6,000 - 106 Black Snake Lane N, Frontenac Islands (the Islands)

MLS® #X12369002

\$6,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

ADDITIONAL PICTURES IN ATTACHED LINK. Welcome to scenic Hill Island in the heart of the Thousands Islands. Fully Furnished - Executive Lakehouse with year round access by road. One of a kind show stopper backyard oasis, over-looking Lake of the Isles part of the historic St Lawrence Seaway. This home spares no expenses, professionally landscaped featuring many flowers, perennial gardens, river rock, flagstone walkways & driveway, interlock, large rock formations, in-ground heated salt water pool with cascading spa, outdoor kitchen with BBQ, smoker, black stone grill, granite counter tops, gazebo, pool shed, garden shed and outdoor security system. The waterfront offers impeccable views with a permanent floating dock, electric boat lift, and high density polyethylene floating 2 winch system dock for personal watercrafts. A large detached heated garage that accommodates 2 vehicles as well as a second living space that can be used as a games room or additional sleeping quarters. This post & beam home is perfect for large family gatherings with natural hardwood & softwood flooring throughout, open concept kitchen, walk in pantry, granite countertops, stainless steel appliances and all natural wood cabinets. The main level also features a great room with propane fireplace, dining room with cathedral ceilings, a guest bedroom and a 5 pc



bathroom with laundry. The second level features a loft, primary bedroom, an additional bedroom/office & 3 pc bathroom. Fully finished walk out basement with beautiful views, plenty of natural lighting, an epic sized family room, wood burning fireplace, an additional bedroom and bathroom perfect for your guests. High speed fibre optic internet for fast & reliable service. Easily located off Hwy 137 just before the US border and a short drive to Gananoque along the scenic Thousand Islands Parkway. Available from October 1st 2025 to May 31st 2026 (8 month lease) (id:6289)

Essential Information

Listing #	X12369002
Price	\$6,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	106 Black Snake Lane N
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0E1L0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Cable, Wireless, Electricity Connected, Telephone
Features	Sloping, Lighting, Dry, Carpet Free, Gazebo
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront	Island
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Barbeque, Hot Tub, Garage door opener remote(s), Range, Water Heater, Dishwasher, Dryer, Garage door opener, Satellite Dish, Sauna, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Lot Description	140 x 213 FT ; North Side under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	REALTY EXECUTIVES REAL ESTATE LTD
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