

# \$675,000 - 225 Johnson Bay Lane, Frontenac Islands (the Islands)

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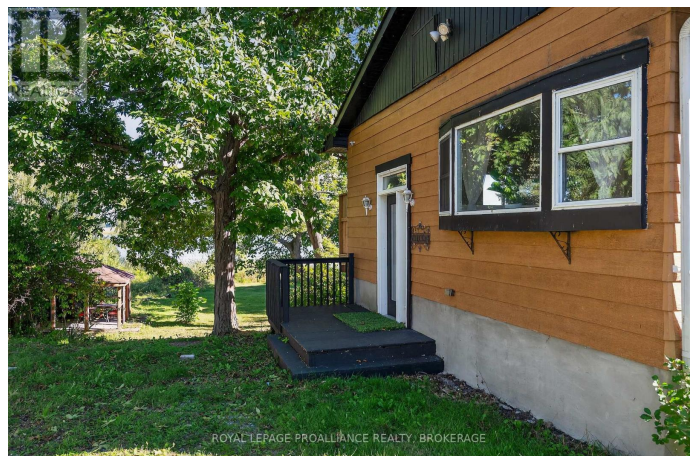
MLS® #X12388567

**\$675,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

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

An extraordinary waterfront retreat in the heart of the world-renowned 1000 Islands, this rare gem offers 240 feet of shoreline along tranquil Johnson Bay. Set on a double-wide lot, the property delivers unmatched privacy, panoramic views, and endless potential whether you're dreaming of a peaceful family escape, or a future custom build. Inside, the fully furnished, four-season home has been thoughtfully updated with modern renovations throughout. New flooring refreshed kitchen and bathroom, updated shingles, and energy-efficient windows create a bright, inviting space. The open-concept main level is perfect for entertaining, with seamless flow between living, dining, and kitchen areas all framed by stunning water views. Upstairs, two spacious bedrooms include a sun-filled primary suite with private deck access and sweeping vistas of the bay. The walkout lower level adds flexibility with a third bedroom, cozy rec room, and direct outdoor access ideal for guests, multi-generational living, or additional rental income. Outside, the expansive lot invites recreation, relaxation, or future development (buyer to verify municipal allowances). Launch a kayak from your shoreline, host unforgettable summer gatherings, or simply unwind in the peaceful rhythm of island life. Located on Howe Island, just minutes from Kingston and Gananoque,



this property offers the perfect blend of seclusion and accessibility. A rare opportunity to own a slice of paradise in one of Ontario's most iconic waterfront regions. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12388567     |
| Price     | \$675,000     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Style     | Bungalow      |

Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 225 Johnson Bay Lane            |
| Subdivision | 04 - The Islands                |
| City        | Frontenac Islands (the Islands) |
| Province    | Ontario                         |
| Postal Code | K7G2V6                          |

Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Fireplace(s)                            |
| Utilities      | Cable, Electricity, Wireless, Telephone |
| Features       | Cul-de-sac, Country residential, Gazebo |
| Parking Spaces | 10                                      |
| Parking        | No Garage                               |
| View           | River view, Direct Water View           |
| Is Waterfront  | Yes                                     |
| Waterfront     | Island                                  |

Interior

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Appliances      | Water Heater, Water Treatment, Dishwasher, Dryer, Furniture, Hood Fan, Stove, Washer, Refrigerator |
| Heating         | Electric Baseboard heaters                                                                         |
| Cooling         | Wall unit                                                                                          |
| Fireplace       | Yes                                                                                                |
| # of Fireplaces | 3                                                                                                  |

|              |     |
|--------------|-----|
| # of Stories | 1   |
| Has Basement | Yes |

### Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Exterior        | Wood                            |
| Lot Description | 224.8 x 214 FT 1/2 - 1.99 acres |
| Foundation      | Block                           |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE |
|----------------|--------------------------------------------|



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