

\$1,050,000 - 45 King Street, Rideau Lakes

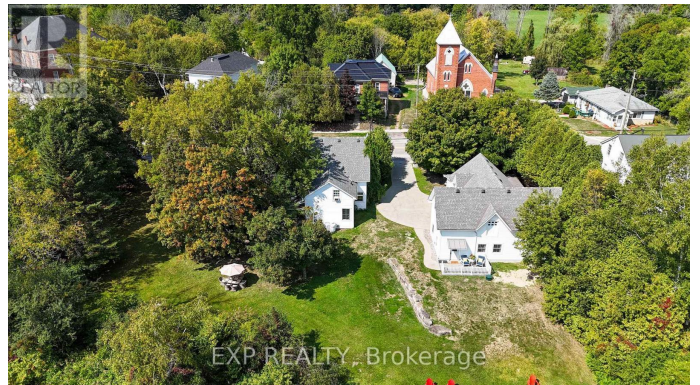
MLS® #X12401113

\$1,050,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

818 - Rideau Lakes (Bastard) Twp, Rideau Lakes, Ontario

Discover Kingsgate Lake House, a rare opportunity to own a profitable, turn-key short-term rental business on Upper Beverley Lake in Delta, Ontario. Built in 1853, this fully furnished property blends historic charm with modern amenities and an 8+ year track record of strong rental income. Main House: A beautifully maintained 5-bedroom home accommodating up to 12 guests. Guesthouse Suite: 1-bedroom with full kitchen, living, bath, laundry, and private deck overlooking the lake. Perfect for guests or as an on-site Owners Suite. Coachhouse & Loft: 3-car garage plus a spacious finished loft, roughed-in for kitchen and bath ready to convert into a third income-generating unit. Waterfront Lifestyle: Private dock with canoe, 2 kayaks, and paddle boat. Hot tub, firepit, BBQ, gardens, and expansive outdoor entertaining spaces. Proven revenue of \$85,000 to \$110,000 annually so far and can be increased once the third unit is added. Established listings on Airbnb & VRBO with excellent reviews and loyal repeat guests. Turn-key systems: dedicated cleaning team, handyman support, automated check-in/out, and fully stocked with linens, kitchenware, and furnishings. Growth Potential: Operate up to three rentable units for diversified income. Expand revenue with weddings, retreats, corporate events, and film opportunities. Grow direct bookings beyond Airbnb/VRBO. Prime Location in Delta, Ontario. Just steps from grocery, LCBO, and cafes, and



home to the Old Stone Mill National Historic Site. Festivals like the Maple Syrup Festival, Delta Fair, and Harvest Festival keep guests returning year after year. Conveniently located 30 minutes from Kingston & Brockville, 1.5 hours from Ottawa, and 2.5 hours from Montreal.Lifestyle + Investment Part of the UNESCO Rideau Canal corridor. Kingsgate Lake House offers both a profitable business and the chance to own a piece of Canadian history. Operate, expand, and enjoy a lifestyle investment that pays for itself.Turn-key. Profitable. Expansion-ready. (id:6289)

Essential Information

Listing #	X12401113
Price	\$1,050,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 King Street
Subdivision	818 - Rideau Lakes (Bastard) Twp
City	Rideau Lakes
Province	Ontario
Postal Code	K0E1G0

Amenities

Features	In-Law Suite
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Propane Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl siding, Wood
Lot Description	210 x 148.5 Acre
Foundation	Concrete, Slab, Stone

Listing Details

Listing Office EXP REALTY



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