

# \$3,799,999 - 5 Shoreside Way, Augusta

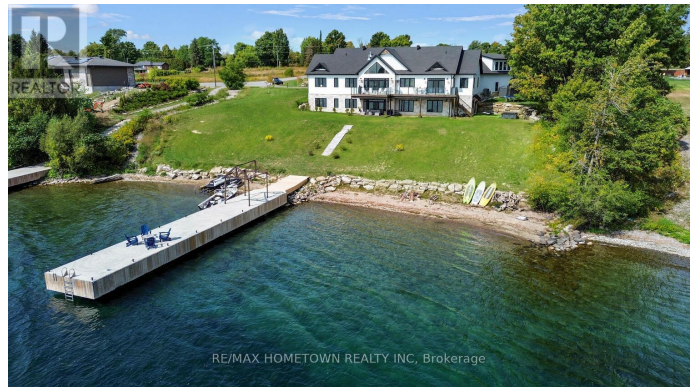
MLS® #X12407214

**\$3,799,999**

4 Bedroom, 5.00 Bathroom,  
Single Family on 167.30 Acres

809 - Augusta Twp, Augusta, Ontario

Spectacular Waterfront Home on the St. Lawrence River. Welcome to your dream home: 3571 sq ft on main level, 2+2 bedrooms, 3 full baths, 2 half baths, a walk-out basement, and a 3-car garage with a finished bonus room above. This stunning property comes with its own private dock. You'll say "wow" the moment you pull into the driveway. Located just a short drive from Brockville and Highway 401. This home offers both convenience and incredible year-round river views. Inside, vaulted ceilings, a 3" ash custom staircase, and a cozy fireplace set the tone for relaxed living. The open-concept design is perfect for entertaining, with a spacious kitchen built for serious cooks, a separate dining area, and a large walk-in pantry. The east wing features main-floor laundry, a home office, a bedroom with a 4-piece ensuite, and direct access from the garage with a mudroom and 2-piece bath. Over the garage, the finished loft space is ideal for a games room, art studio, or office; the possibilities are endless. On the east side, the primary suite offers a 5-piece ensuite, a walk-in closet big enough to fit an island, and plenty of room to create your perfect retreat. Head downstairs to the bright walk-out lower level, where you'll find two more bedrooms sharing a full bath, a wet bar setup, a family room, and a workout room perfect for an in-law suite. Step out to the riverside patio, or unwind year-round in the hot tub tucked to the east side of the home. Boaters will love the



deep-water dock wide enough to relax on during the warmer months. This home has everything you've been looking for on the river, with space, style, and endless potential. Energy Efficient Living: Built with an ICF foundation, this home is designed for exceptional energy efficiency and year-round comfort. Heating averages just \$250 per month in winter, \$40-\$50 per month in summer, average hydro bills are \$150 per month, making this stunning riverfront property not only beautiful but also affordable to maintain. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12407214     |
| Price      | \$3,799,999   |
| Bedrooms   | 4             |
| Bathrooms  | 5.00          |
| Half Baths | 2             |
| Acres      | 167.30        |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 Shoreside Way   |
| Subdivision | 809 - Augusta Twp |
| City        | Augusta           |
| Province    | Ontario           |
| Postal Code | K6V5T1            |

Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Fireplace(s)                                      |
| Utilities      | Natural Gas Available                             |
| Features       | Irregular lot size, Sloping, Flat site, Sump Pump |
| Parking Spaces | 11                                                |
| Parking        | Attached Garage, Garage                           |
| # of Garages   | 2                                                 |

|               |                                                    |
|---------------|----------------------------------------------------|
| View          | View, River view, View of water, Direct Water View |
| Is Waterfront | Yes                                                |
| Waterfront    | Waterfront                                         |

## Interior

|                 |                                                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Water Heater, Blinds, Dishwasher, Dryer, Hood Fan, Microwave, Oven, Stove, Washer, Water softener, Window Coverings, Wine Fridge, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                                  |
| Cooling         | Central air conditioning, Ventilation system                                                                                                            |
| Fireplace       | Yes                                                                                                                                                     |
| # of Fireplaces | 2                                                                                                                                                       |
| # of Stories    | 1                                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                                     |
| Basement        | Walk out, Separate entrance                                                                                                                             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Stone, Hardboard         |
| Exterior Features | Landscaped               |
| Foundation        | Insulated Concrete Forms |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX HOMETOWN REALTY INC |
|----------------|----------------------------|



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Listing information last updated on October 27th, 2025 at 3:33am EDT