

\$1,395,000 - 97 Manley Drive, Belleville (belleville Ward)

MLS® #X12414454

\$1,395,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Belleville Ward, Belleville (belleville Ward),
Ontario

Discover a rare retreat with over 350 ft of waterfrontage and 5.87 acres (4.1 acres of the bed of the Bay of Quinte and 1.7 Acres of land) in a private, protected cove on the Bay of Quinte. Lake side living at its best. Enjoy world-class fishing, boating, kayaking, and water sports right from your 44-ft dock. Located on a quiet road. This home was completely renovated and expanded in 2015, doubling in size with the addition of two bedrooms, a heated/insulated 4-car garage, and a luxurious 7-pc spa bathroom with in-floor heating. The chefs kitchen boasts maple cabinetry, oversized island with Jenn-Air cooktop & grill, prep sink with garburator, dual wine fridges, and a dedicated bar. Enjoy panoramic, south-facing views of the Bay from a wall of windows that brightens all main floor living spaces with natural light. Recent upgrades include a brand-new main bath (2025), renovated entryway (2025), and a new heat pump (2025). Entertain in style on the 48-ft 2 level, composite deck with glass railings, overlooking landscaped, park-like grounds with perennial gardens, firepit area, and pond. At the waters edge, a heated, insulated garage with bar & covered deck offers ideal conversion potential for a guest bunkie. Additional features: central vac, Reverse Osmosis, Bell Fibe Internet, propane BBQ hookup, composite decking throughout, inground sprinklers, invisible fencing, large waterside storage outbuilding, and private boat



launch.Turnkey option available with furniture, toys & accessories for a complete move-in experience. (id:6289)

Essential Information

Listing #	X12414454
Price	\$1,395,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	97 Manley Drive
Subdivision	Belleville Ward
City	Belleville (belleville Ward)
Province	Ontario
Postal Code	K8N4Z4

Amenities

Amenities	Hospital, Fireplace(s)
Utilities	Cable, Electricity
Features	Cul-de-sac, Level lot, Sump Pump
Parking Spaces	25
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Barbeque, Garage door opener remote(s), Oven - Built-In, Central Vacuum, Water Heater, Water purifier, Water softener, Water Treatment, Range, Garburator, Cooktop, Dishwasher, Dryer, Garage door opener, Microwave, Oven, Washer, Window Coverings, Wine Fridge, Refrigerator
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Heating	Electric, Propane Heat Pump, Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Lawn sprinkler, Landscaped
Lot Description	355.2 x 413.9 FT ; 5.87 ac. per GeoWarehouse incl pt of Bay 5 - 9.99 acres
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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