

\$1,349,900 - 111 Big Hill Road, Front Of Leeds & Seeleys Bay

MLS® #X12431518

\$1,349,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

02 - Front of Leeds & Seeleys Bay, Front Of
Leeds & Seeleys Bay, Ontario

The ULTIMATE in country living for peace and tranquility. Get away from the stress of city life and relax. No need for a separate vacation property this one has everything you want AND its only 30 minutes to downtown Kingston. Enjoy 40 acres of mature woodland with walking trails and wildlife habitat. At night, marvel at the stars in a sky free from light pollution. A gurgling stream and 70 ft waterfall overlook granite cliffs and South Lake. With 2,000 ft of deep waterfront and a dock, you can swim, canoe, fish, or simply unwind. Perennial and vegetable gardens offer near self-sufficiency, surrounded by privacy and a well-equipped home. A large garage and multiple sheds provide ample storage. Inside, the open-concept home features 3 bedrooms, 2.5 baths, and flexible living space. The kitchen boasts elegant cabinetry, stainless steel appliances, and generous counters. Living and dining areas flow to a deck with lake views, islands, and passing boats. A new wood stove adds winter warmth. The family room and 3-piece bath convert into a guest suite. Upstairs, two bright bedrooms include lake views and built-ins. The 4-piece bath offers a corner tub and heated floors. A newly added lower level serves as a rec room or bedroom with walk-in closets and a separate exit. Outside, enjoy a detached garage, storage and machinery sheds, gardens, and



an outdoor shower. Bonus: a 10KW solar panel system generates approx. \$9,500/year in revenue until 2030. (id:6289)

Essential Information

Listing #	X12431518
Price	\$1,349,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family

Community Information

Address	111 Big Hill Road
Subdivision	02 - Front of Leeds & Seeleys Bay
City	Front Of Leeds & Seeleys Bay
Province	Ontario
Postal Code	K0H2N0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Wooded area, Carpet Free, Country residential, Solar Equipment
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Water Heater - Tankless, Dishwasher, Dryer, Stove, Water Heater, Washer, Window Coverings, Refrigerator
Heating	Electric Heat Pump, Not known
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	1953.6 x 1000 FT 25 - 50 acres
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
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