

# \$1,050,000 - 1435 County Road 2 Road, Augusta

MLS® #X12437162

**\$1,050,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

809 - Augusta Twp, Augusta, Ontario

Welcome to 1435 County Road 2, a rare find on the beautiful St. Lawrence River! If you're looking for peaceful waterfront living, step inside and be instantly greeted with a full view of the river through a wall of large windows. Open-concept living and dining areas. The built-in wall unit includes a buffet, china cabinets, lighting, and lots of storage. Custom walnut kitchen with a generous island including prep sink and seating, designed for creating great meals and gathering with friends. Just off the kitchen is a 3-piece bath with a walk-in shower and a separate laundry room with a built-in ironing board. 2-car oversized garage with workshop area. The primary bedroom offers built-in drawers and cupboards and a spacious walk-in closet. Access the large deck from the living room or bedroom. Enjoy quiet mornings with coffee and an expansive river view, and watch the ships go by. Soak in the river views sitting on the deck, with a railing of glass panels, a dining area with built-in seating and storage cupboards, ideal for year-round BBQs. The lower level offers the same large windows as the main-level living room and includes two additional bedrooms, a 4-piece bath with a large soaker tub, a large walk-through storage room, and a big flexible room that can be used as a family room or office. The view may be too distracting to get much work done! Walk out to a covered patio and follow the stairs to the river to a 100 ft wide lawn, a cabin for sleeping, storing kayaks, swimming and fishing supplies.



Attached is another deck for dining or lounging. Beyond the cabin is a beach area. Wildlife abounds, every day when you see the resident bald eagle sitting on its perch in the trees, ready to dive for a fish. Sometimes you'll be greeted by a heron standing on the seawall or at the beach. Watch ships and sailboats float by on the mighty St. Lawrence. Surrounding the home are vibrant, low-maintenance perennial gardens and fruit trees (apple, pear, plum, cherry, and saskatoon). (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12437162     |
| Price     | \$1,050,000   |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1435 County Road 2 Road |
| Subdivision | 809 - Augusta Twp       |
| City        | Augusta                 |
| Province    | Ontario                 |
| Postal Code | K0E1T0                  |

Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Fireplace(s)                  |
| Utilities      | Electricity                   |
| Features       | Irregular lot size            |
| Parking Spaces | 10                            |
| Parking        | Attached Garage, Garage       |
| # of Garages   | 2                             |
| View           | River view, Direct Water View |
| Is Waterfront  | Yes                           |

Waterfront                      Waterfront

## Interior

|                 |                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Water Heater, Blinds, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Electric, Propane Heat Pump, Not known                                                                                         |
| Cooling         | Central air conditioning                                                                                                       |
| Fireplace       | Yes                                                                                                                            |
| # of Fireplaces | 1                                                                                                                              |
| # of Stories    | 1                                                                                                                              |
| Has Basement    | Yes                                                                                                                            |
| Basement        | Walk out                                                                                                                       |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Vinyl siding           |
| Exterior Features | Landscaped             |
| Lot Description   | 100 x 220.1 FT         |
| Foundation        | Poured Concrete, Block |

## Listing Details

Listing Office                      RE/MAX HOMETOWN REALTY INC



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