

\$699,900 - 4205 Highway 96, Frontenac Islands (the Islands)

MLS® #X12441075

\$699,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

04 - The Islands, Frontenac Islands (the Islands), Ontario

just after sunrise. You are sitting out on your large South East facing deck listening to the birds chirp and the light breeze across the water as you take in the sunrise over the St. Lawrence River. The world, if even just temporarily, has hit pause for you to truly feel relaxed and stress free. No this is not a dream. This is 4205 Highway 96 on the east end of Wolfe Island at the entrance to the Thousand Islands. Sitting on just over an acre of waterfront land this home is ready for a new owner. While the panoramic views of the river from this property are fantastic, they are just the beginning. The 2 bedroom 1 Bathroom raised bungalow offers just over 1150 sq/ft of living space above grade. The unfinished basement is set up and ready to go to add nearly 1000 more feet of space for the new owner. Equipped with a metal roof, central air, a forced air propane furnace as well as a backup generator in the event of a major storm, you are ready for anything life throws at you. For the boat, car, or general country toys enthusiast, the property is set up with an oversized 2 bay garage fully insulated and heated. This home is the perfect place to live all year round for those looking to escape the city, or a great weekend/cottage type retreat. For those new to the island, this great community is something you will grow to love as you spend more time here. (id:6289)



Essential Information

Listing #	X12441075
Price	\$699,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	4205 Highway 96
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2Y0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Level lot, Irregular lot size, Lighting, Level
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description 175.3 x 276.9 FT ; Follows the shoreline
Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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