

\$415,000 - 81 Hard Island Road, Athens

MLS® #X12452486

\$415,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

813 - R of Yonge & Escott Twp, Athens,
Ontario

You are going to fall in love with this country cutie! Welcome to your dream home on the highly sought-after Hard Island Road where charm, comfort, and country living come together! This newly renovated 3-bedroom, 2-bathroom home sits on just over an acre of peaceful property, offering the perfect mix of modern style and cozy country vibes. Step inside and enjoy the bright, open-concept kitchen, living, and dining area perfect for entertaining or relaxing after a long day. The freshly updated kitchen flows beautifully into the living space, making it ideal for family time or hosting friends. Head outside and get ready to enjoy your own private paradise! The new, spacious back deck with gazebo, is perfect for summer barbecues, while the above-ground pool promises endless fun and laughter. When the sun sets, gather around the fire pit for cozy evenings under the stars, roasting marshmallows and making memories that will last a lifetime. Need room for your hobbies or toys? You'll love the double-car garage featuring a bar area and workshop, a dream space for DIYers, hobbyists, or anyone who loves to tinker and unwind. All this, set in a private and tranquil location just 5 minutes from the charming village of Athens, 10 minutes to gorgeous Charleston Lake for fun in the sun, 20 minutes to Brockville, and 25 minutes to Smiths Falls. Enjoy the best of both worlds peaceful country living with easy access to everything you need! Whether



you're starting out, downsizing, or just looking for your own slice of country paradise, this home has it all! Pack your bags & get ready to fall head over heels, your perfect little nest is waiting to welcome you home! All renos since 2023 include: new kitchen countertops & backsplash, new flooring in kitchen & back playroom, new tub, tile, vanity and flooring in upstairs bath, back room drywalled, insulated & painted, new fireplace wall in living room, 2 new garage doors & bar, new patio door, new back deck & A/G pool, new front steps.
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Essential Information

Listing #	X12452486
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	81 Hard Island Road
Subdivision	813 - R of Yonge & Escott Twp
City	Athens
Province	Ontario
Postal Code	K0E1B0

Amenities

Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Water Heater, Water softener, Dishwasher, Microwave
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Heating	Electric, Propane Heat Pump, Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	191.3 x 293.2 FT 1/2 - 1.99 acres
Foundation	Stone

Listing Details

Listing Office RE/MAX HOMETOWN REALTY INC



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