

# \$1,875,000 - 898 County Road 12, Greater Napanee (greater Napanee)

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MLS® #X12453598

**\$1,875,000**

5 Bedroom, 5.00 Bathroom,  
Single Family on 2099.00 Acres

58 - Greater Napanee, Greater Napanee  
(greater Napanee), Ontario

WATERFRONT ESTATE ON 25 ACRES  
FEATURING THE MAGNIFICENT FOREST  
MILLS FALLS AND HISTORIC  
WATER-POWERED SAWMILL. A  
PROPERTY SO UNIQUE AND  
OUTSTANDING THAT IT IS FEATURED ON  
HGTV'S LAKEFRONT LUXURY SERIES. THE  
HOME BOASTS ALMOST 5000 SQ FT OF  
STYLISH LIVING SPACE. ENTERTAIN YOUR  
FAMILY AND FRIENDS IN THE EXPANSIVE  
DINING HALL WITH FIRESIDE LOUNGE  
AND CHEFS KITCHEN INCLUDING HUGE  
CENTER ISLAND. SHIFT OVER TO THE  
GREAT ROOM WHERE NATURAL LIGHT  
FLOODS IN FROM THE WALLS OF FRENCH  
DOORS TO BOTH THE FRONT AND REAR  
YARDS. CHOOSE ONE OF THE OUTDOOR  
DECKS TO LOUNGE IN PRIVACY OR TO  
TAKE IN THE ONE-OF-KIND SIGHTS AND  
SOUNDS OF THE RIVER AND FALLS. THE  
MAIN FLOOR PRIMARY BEDROOM AND  
ENSUITE IS SEPERATE FROM THE 2  
LARGE BEDROOMS AT THE OPPOSITE  
WING OF THE HOME ENSURING  
PEACEFUL REST FOR ALL. THE FINISHED  
WALKOUT LEVEL INCLUDES 2 ADDITIONAL  
BEDROOMS , A 4 PIECE BATH AND REC  
ROOM. OUTSIDE YOU WILL FIND OVER A  
THOUSAND FEET OF SHORELINE ON THE  
SALMON RIVER. THE RIVER RUNS CRISP  
AND CLEAN MAKING IT PERFECT FOR



SPLASHING IN THE FALLS AND SWIMMING  
IN THE RIVER WITH ITS CLEAN  
LIMESTONE ENTRY AND HARD BOTTOM.  
YOUR PRIVATE MILL POOL IS PERFECT  
FOR SWIMMING LAPS OR SIPPING A  
DRINK ON YOUR FLOATY. THE  
FUNCTIONING WATERPOWER SAWMILL  
WILL AMAZE WITH ITS HISTORICAL  
SIGNIFICANCE. THERE ARE TRAILS AND  
TRACTOR PATHS THROUGHOUT THE  
AREA PERFECT FOR FOUR WHEEL  
ADVENTURES OR PEACEFUL WALKS  
THROUGH A MIX OF FORESTS AND  
FIELDS WITH VARYING TOPOGRAPHY.  
THE 40 X 80 OUTBUILDING HAS SPACE  
FOR YOUR BUSINESS FLEET, OR TO  
STORE ALL YOUR OUTDOOR TOYS AND  
MORE. SOLAR BACKUP SYSTEM  
ENSURES SUSTAINABILITY IN THE EVENT  
OF A PROLONGED EMERGENCY. A  
PERFECT LOCATION ONLY 9 MINUTES  
DRIVE TO NAPANEE WITH ALL ITS  
AMENITIES AND ONLY 25 MINUTES TO  
KINGSTON OR BELLEVILLE. CLICK  
MULTIMEDIA TAB FOR VIRTUAL TOUR AND  
CONTACT LISTING AGENT FOR  
ADDITIONAL INFORMATION PACKAGE AND  
ADDITIONAL FULL WALK THROUGH TOUR.  
(id:6289)

**Essential Information**

Listing #	X12453598
Price	\$1,875,000
Bedrooms	5
Bathrooms	5.00
Half Baths	2
Acres	2,099.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	898 County Road 12
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K0K2W0

## Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless
Features	Flat site
Parking Spaces	20
Parking	Attached Garage, Garage
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Water softener, Central Vacuum
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Stucco, Stone
Foundation	Block

## Listing Details

Listing Office	MCCAFFREY REALTY INC., BROKERAGE
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