

\$2,199,000 - 4563 County Road 9, Greater Napanee (greater Napanee)

MLS® #X12454735

\$2,199,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Tucked away at the end of a quiet laneway, far from road noise and the rush of everyday life, lies a rare and remarkable waterfront retreat on the shores of Hay Bay. Spanning 15.6 acres with over 750 feet of waterfront, this property offers an unparalleled sense of privacy and freedom. Hay Bay is known for its world-class fishing, serves as a sought-after mooring spot for sailors near Ram Island, and provides an ideal launching point for exploring both the Bay of Quinte and Lake Ontario. From the moment you arrive, it feels like stepping into your own world - where mornings begin with golden sunrises over the water and days unfold surrounded by nature and wildlife. Just 15 minutes from Napanee, 20 minutes to the 401, and Prince Edward County a short boat ride or drive away. At the heart of the property sits a timeless 2,000 sq.ft. all-stone bungalow, thoughtfully positioned to capture sweeping water views from both levels. The main floor features three spacious bedrooms and two bathrooms, while the lower level adds two more bedrooms, a third bathroom, and a roughed-in kitchenette - perfect for your extended family or guests. It is more than just a home - it's a lifestyle. Wander the trails that weave in and out of the 6+ acre white pine forest, tend to your orchard filled with apples, pears, peaches, cherries, and plums, or harvest Chardonnay and Vidal grapes from



your vineyard, planted with vines sourced from the renowned Niagara region - bringing a taste of wine country right to your doorstep. Fenced paddock and a collection of outbuildings including a two car detached insulated garage, a 56'x30' shop with concrete floor and 12' ceilings, a 42'x22' barn with stalls and hay loft, plus several drive sheds making it ideal for a home-based business, hobby farming, homesteading and living off the land. Whether you're casting a line, setting sail, or simply enjoying the quiet rhythm of waterfront living, life here moves at your own pace. (id:6289)

Essential Information

Listing #	X12454735
Price	\$2,199,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4563 County Road 9
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K7R3K8

Amenities

Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Sloping, Open space, Lane
Parking Spaces	22
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View, Unobstructed Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Treatment, Dishwasher, Dryer, Microwave, Oven, Range, Washer, Refrigerator
Heating	Wood Forced air
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	767.7 x 1635 FT 10 - 24.99 acres
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
----------------	---------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 2:16pm EDT