

\$509,900 - B - 14 Morgan's Point Lane, Frontenac Islands (the Islands)

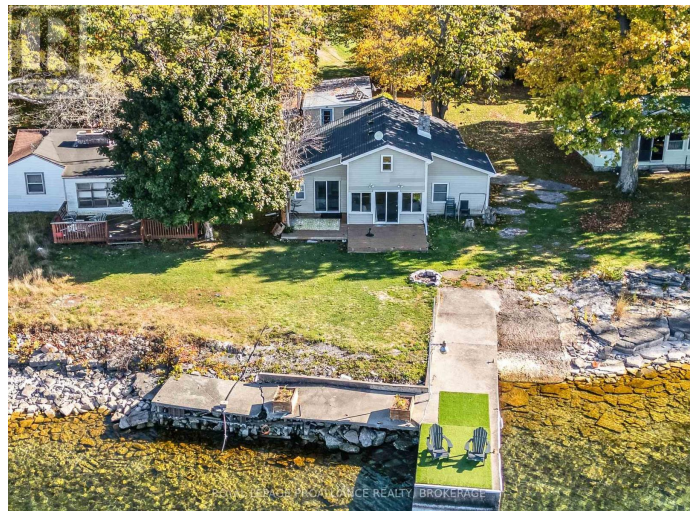
MLS® #X12465785

\$509,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to 14B Morgan's Point Lane, a charming 3-season cottage nestled on the tranquil shores of Irvine Bay, part of the majestic St. Lawrence River. This waterfront retreat offers 3 bedrooms, 1.5 baths, laundry, and a cozy sleeping Bunkie with solar power for guests. Enjoy your own private boat launch and dock-perfect for morning paddles or sunset cruises. Recent upgrades include a new roof (2025), hot water tank (2023), water pump (2024), UV water system (2019), and holding tank (2021), ensuring comfort and peace of mind. Wolfe Island is beloved for its scenic beauty, relaxed pace, and strong sense of community. Just a short ferry ride from Kingston, it offers cycling trails, sandy beaches, and local markets. Whether you're unwinding in the living room-framed by vaulted ceilings and a wall of windows that encapsulate the breathtaking water views-hosting guests in the Bunkie, or storing gear in the garage, this property blends natural elegance with thoughtful updates. A rare opportunity to own waterfront on one of the Thousand Islands' most sought-after locations. (id:6289)



Essential Information

Listing # X12465785

Price	\$509,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	B - 14 Morgan's Point Lane
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2Y0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Available, Telephone
Features	Sloping, Flat site, Country residential, Guest Suite
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Other
Cooling	None
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	50 x 162 FT under 1/2 acre
Foundation	Slab

Listing Details

Listing Office

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