

\$3,850,000 - 345 Thousand Islands Parkway, Front Of Leeds & Seeleys Bay

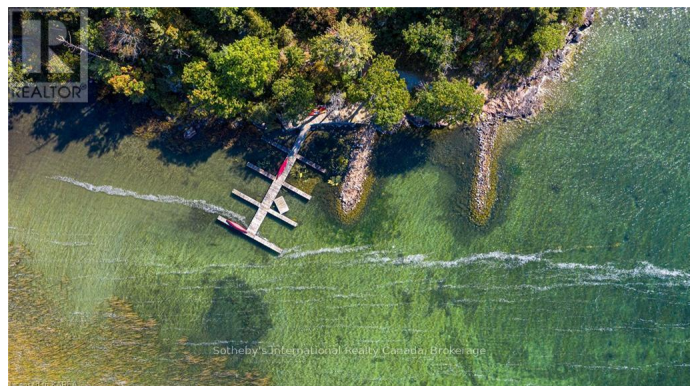
MLS® #X9410316

\$3,850,000

0 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

02 - Front of Leeds & Seeleys Bay, Front Of
Leeds & Seeleys Bay, Ontario

Intimately located between Gananoque and Ivy Lea along the 1000 Islands Parkway, lies this quiet, cozy group of cottages set in a picturesque bay. Each cottage has distinct design elements, private bathrooms, decks and parking. They also have their own private hot tub, fire pit and outdoor grill. \n\n\nOne of the features of the 3.5 acre property that is so keenly important is the CT Zoning (Tourist Commercial) which significantly allows for possible expansion and options normally not available otherwise. The current owners have installed a state of the art wastewater treatment system, renovated the current cottages and retained older buildings on site to preserve their important positions on the parcel of land. With just over 700' of waterfront and a stonebreak wall that provides for safe dockage at the multi slip docking set up this is the perfect location for a cottage rental business, a private or corporate getaway. \n\n\nOne cottage currently is set up for year round use but with HVAC in all cottages certainly early and late season will be exceptionally comfortable. There are two back up generators on site for the completely furnished cottages to make sure that family and guests stay safe and warm if the power does go out. There are 5 cottages on the property. Buildings measuring at: 734sqft, 360sqft, 1,004sqft, 546sqft, 340sqft.\n\n\nThis



is an amazing opportunity if you are an islander who is looking for a mainland location that can accommodate overflow guests, off season enjoyment or just a stepping off point for your island property that also creates an income. (id:6289)

Essential Information

| | |
|-----------|---------------|
| Listing # | X9410316 |
| Price | \$3,850,000 |
| Bathrooms | 1.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 345 Thousand Islands Parkway |
| Subdivision | 02 - Front of Leeds & Seeleys Bay |
| City | Front Of Leeds & Seeleys Bay |
| Province | Ontario |
| Postal Code | K0E1L0 |

Amenities

| | |
|----------------|-------------|
| Utilities | Electricity |
| Parking Spaces | 20 |
| Parking | No Garage |
| Is Waterfront | Yes |
| Waterfront | Waterfront |

Interior

| | |
|------------|--------------------------------|
| Appliances | Water Heater, Window Coverings |
| Heating | Heat Pump |

Exterior

| | |
|-----------------|-------------------------------|
| Exterior | Wood |
| Lot Description | 463.4 x 900 FT 2 - 4.99 acres |
| Foundation | Block, Poured Concrete |

Listing Details

Listing Office

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