

# **\$2,799,000 - 4744 Bath Road, Loyalist (lennox And Addington - South)**

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MLS® #X9413101

**\$2,799,000**

6 Bedroom, 5.00 Bathroom,  
Single Family on 0.00 Acres

64 - Lennox and Addington - South, Loyalist  
(lennox And Addington - South), Ontario

Experience luxury waterfront living with this breathtaking home on Lake Ontario. Spanning 5,778 square feet and built by Garofalo Homes, this meticulously cared for property boasts 4 plus 2 bedrooms, 5 baths and beautiful hardwood flooring. Step into the grand foyer, with 18-foot ceilings, and imagine life in your new home. Enjoy sweeping water views from the great room, the primary bedroom on the main floor, and the kitchen. Take the open staircase to the second floor and find 3 bedrooms with plenty of closet space, one with an ensuite bath. The lower level of this stunning home is fully finished with 2 additional bedrooms, a full bathroom with a heated floor, and a gym or workout area for you to use at your leisure. The spacious lower level offers a beautiful water view and walks out to a patio with a 14-foot swim spa. The large backyard features double tiered landscaping that leads you to the waterfront and a 50 x 12 concrete dock, professionally constructed by Kehoe Marine. This private dock is complete with lighting, 2 Sea-Doo lifts, electrical for a 7,000 pound boat lift, perfect for recreational boaters. Recent updates include, a patterned concrete driveway, exterior lighting, a smart home Lutron lighting system with an infrared camera system throughout the home, 2 new Carrier furnaces - 2 stages with 2 new Carrier cold climate heat pumps, and nest



thermostats. The spacious 3 car garage has a gas heater and an external gas generator. Enjoy the convenience of being located close to all the amenities of Amherstview, Parrotts Bay Conservation Area, and just a short drive to all of the shops and restaurants that downtown Kingston has to offer. Great opportunity for a home-base business such as; a bed & breakfast, a group home or a dental/medical office. Take the first step towards owning your dream home - schedule your private tour today. (id:6289)

### Essential Information

Listing #	X9413101
Price	\$2,799,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	4744 Bath Road
Subdivision	64 - Lennox and Addington - South
City	Loyalist (lennox And Addington - South)
Province	Ontario
Postal Code	K0H1G0

### Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Sloping, Flat site
Parking Spaces	9
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	View of water, Lake view
Is Waterfront	Yes

Waterfront Waterfront

## Interior

Appliances Hot Tub, Water Heater - Tankless, Water meter, Dishwasher, Dryer, Garage door opener, Water Heater, Hood Fan, Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning, Air exchanger

Fireplace Yes

# of Fireplaces 1

# of Stories 2

Has Basement Yes

Basement Walk out

## Exterior

Exterior Stucco, Stone

Lot Description 108.6 x 495.4 FT|1/2 - 1.99 acres

Foundation Concrete

## Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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