

\$649,999 - 11056 33 Highway, Napanee

MLS® #40727790

\$649,999

3 Bedroom, 2.00 Bathroom, 1,013 sqft
Single Family on 0.00 Acres

58 - Greater Napanee, Napanee, Ontario

Welcome to 11056 Loyalist Parkway A Rare Waterfront Offering in Greater Napanee! This waterfront home is a true hidden gem, offering stunning southern views and a detached two level boathouse, all nestled along the picturesque shores of The Bay of Quinte. Perfectly designed for both everyday comfort and lakeside entertaining! Step inside to discover a bright and airy open-concept eat in kitchen with captivating water views, seamlessly flowing into a cozy living room, with the comfort of a gas fireplace to keep you warm on those cooler nights. The dining area features a walkout to a covered deck, ideal for morning coffee, evening drinks, or simply soaking in the serene surroundings. With 2+1 bedrooms, two bathrooms, a 1.5-car garage, and an extra-large driveway, this home offers space, function, and versatility for a variety of lifestyles. The finished walk-out basement adds an extra layer of living space, complete with a wood burning fireplace, a billiards table for entertaining, an additional bedroom nook, ample storage, and direct access to the backyard patio making it the perfect extension of your indoor-outdoor lifestyle. In the backyard, you'll find a reinforced sea wall that offers peace of mind from storm surge, while the detached two-level boathouse expands your waterfront possibilities. The upper level includes a sun-filled workshop and a relaxing sunroom, while the lower level provides secure boat storage with direct water access ideal for boating enthusiasts, hobbyists, or those



seeking a creative space. Also a Boat Mooring is located in the water to secure larger vessels. Located just minutes from the Glenora Ferry, Lake on The Mountain Provincial Park, only a short scenic drive to both Napanee and Picton. This home offers a blend of tranquility, convenience, and waterfront living. Whether you're looking for a year-round residence or a lakeside retreat. (id:6289)

Essential Information

Listing #	40727790
Price	\$649,999
Bedrooms	3
Bathrooms	2.00
Square Footage	1,013
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11056 33 Highway
Subdivision	58 - Greater Napanee
City	Napanee
Province	Ontario
Postal Code	K0H1G0

Amenities

Features	Country residential
Parking Spaces	8
Parking	Attached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Garage door opener
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	SUTTON GROUP-HERITAGE REALTY INC.
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