

\$999,900 - 1042 River Road, Cayuga

MLS® #40776849

\$999,900

3 Bedroom, 2.00 Bathroom, 1,990 sqft

Single Family on 3.99 Acres

622 - South Cayuga, Cayuga, Ontario

Rare & desirable almost 4 acre waterfront property enjoying 186ft of coveted low profile/easy access Grand River frontage incs over 22 miles of navigable waterway at your doorstep. Savor tranquil views of the glistening Grand w/undisturbed natural lands across deep/wide portion of river - the perfect spot for boating, waterskiing, canoeing, kayaking or fishing - a wildlife & exotic waterfowl sanctuary. Follow flag stone walk-way accented w/beautiful landscaping to front entry of updated 2 storey Cape Cod style home boasting over 1900sf of open concept living/dining area offering oversized water-view windows - continues to modern kitchen sporting ample cabinetry + walk-out to private 10x20 river facing deck, 3pc bath & convenient direct garage entry. 3 classic dormers ensure the upper level to be filled with an abundance of natural light flooding roomy hallway, elegant primary bedroom ftrs 2 river-view windows & 4 double door closets + 2 additional bedrooms. Easy access staircase provides entry to 874sf lower level/basement introduces rec/family room, laundry/utility room + handy storage area. Incs 3 parcels with separate ARNâ€™s -new Bill-130 legislature may allow for potential future lot severance - sufficient area for auxiliary dwelling/tiny house(s) or outbuilding(s)/barnette(s). 30/40 min commute to Hamilton, Brantford & Hwy 403 - 10 mins SW of Cayuga. Extras - furnace-2014, AC-2023, c/vac, new vinyl windows-2024, roof-2008, appliances, 2000 gal. cistern +



septic. Incredible combination of large lot size & substantial water frontage. Life is Grander on the Grand! (id:6289)

Built in 1960

Essential Information

Listing #	40776849
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,990
Acres	3.99
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1042 River Road
Subdivision	622 - South Cayuga
City	Cayuga
Province	Ontario
Postal Code	N0A1E0

Amenities

Features	Crushed stone driveway, Country residential, Sump Pump, Automatic Garage Door Opener
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Central Vacuum, Dishwasher, Microwave, Window Coverings, Garage door opener
Heating	Forced air

Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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