

\$800,000 - 4267b Highway 2 S, Kingston (city North Of 401)

MLS® #X12142465

\$800,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

44 - City North of 401, Kingston (city North Of 401), Ontario

WOW End of Season sale for the entire month!! Due to owners health decline, we lowered the price from 1.25M last year to 975K. They are very motivated. WELCOME TO THE ISLAND. This charming 3-season cottage on Orkney Island presents a rare opportunity to own a slice of paradise in the renowned 1000 Islands region. With its convenient footbridge connecting to the mainland, accessibility is a breeze, offering the best of both worlds: seclusion and convenience. The cottage itself boasts three bedrooms, comfortably accommodating up to 10 guests, making it an ideal family retreat or a gathering place for friends. Every window offers breathtaking views of the St. Lawrence River and the picturesque Bateau Channel, creating a tranquil ambiance that's unmatched. Enjoy a variety of water activities right at your doorstep, from swimming and boating to kayaking and fishing, making every day an adventure. And with recent renovations including new windows, upgraded plumbing to PEX, and a modern Norweco septic tank, (960-500) convenience and comfort are ensured. Additionally, a spacious shed provides ample storage for water toys or the potential to transform into additional living space, adding versatility to this already remarkable property. Don't miss the chance to make this unique island retreat your own



schedule a viewing today to experience the magic of Orkney Island firsthand. Click the unbranded button to get an overview of the island. (id:6289)

Essential Information

Listing #	X12142465
Price	\$800,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4267b Highway 2 S
Subdivision	44 - City North of 401
City	Kingston (city North Of 401)
Province	Ontario
Postal Code	K7G2V5

Amenities

Utilities	Cable, Electricity, Wireless
Features	Waterway, Lighting, Level
Parking Spaces	4
Parking	No Garage
View	River view, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
Fireplaces	Pellet

Exterior

Exterior	Wood, Stone
Lot Description	200 x 218 FT 1/2 - 1.99 acres
Foundation	Wood, Stone

Listing Details

Listing Office SUTTON GROUP-MASTERS REALTY INC., BROKERAGE



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