

\$1,150,000 - Lot 21 River Rapids Road, Quinte West (Frankford Ward)

MLS® #X12214841

\$1,150,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Frankford Ward, Quinte West (Frankford Ward), Ontario

End of Year Builder Blowout Happening Now! Save 100k With A Firm Offer By End Of 2025-Don't Miss Out On This Limited-Time Offer! RIVER RAPIDS, AN ENCLAVE OF BEAUTIFUL NEW BUILD HOMES SITUATED BETWEEN THE TRENT RIVER & HERITAGE CONSERVATION TRAIL! This gorgeous 4 bed, 3 bath bungalow is custom designed, completed & ready for occupancy. Located on a 175 ft deep waterfront lot, this "WILLOW" model offers open-concept living with over 3000 sf of finished space with all brand-new furniture, sauna and items included as an added bonus! This gorgeous home welcomes you through the entrance to a soothing library/den. The moody gourmet Kitchen features a beautiful custom range hood, back splash, ceiling height dark cabinetry, quartz countertops, sit-up Island, modern lighting & new SS appliances. Great Room features a cozy natural gas fireplace & vaulted ceilings. Entertain family and guests on the massive back deck overlooking the Trent River. Launch your paddleboard, canoe or kayak right from your own shoreline! Large Primary Bedroom with Walk In closet & luxury Ensuite with double vanity and WI glass/tile shower. Second bedroom can be used as an office, den or for additional guests. Fully finished, walk-out lower level with 2 additional bedrooms, bathroom & massive Family Room



featuring a bar and games area. Your backyard oasis awaits.....enjoy warm summer nights under the stars around a bonfire with friends! Two-car garage with direct interior access to the main floor Laundry Room. Municipal services & natural gas, Central Air & 7 year TARION New Home Warranty. SEVERAL ADDITIONAL FLOOR PLANS AND AVAILABLE CONSERVATION AND WATERFRONT LOTS TO DESIGN YOUR OWN DREAM HOME! RIVER RAPIDS is located approximately an hour to the GTA and a short stroll to downtown Frankford for dining, groceries, Frankford Tourist Park, Bata Island and so much more! A stone's throw to Batawa Ski Hill, Frankford Golf Course, public boat launches, Conservation Parks.....WELCOME HOME TO RIVER RAPIDS! (id:6289)

Essential Information

Listing #	X12214841
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Lot 21 River Rapids Road
Subdivision	Frankford Ward
City	Quinte West (Frankford Ward)
Province	Ontario
Postal Code	K0K2C0

Amenities

Amenities	Park, Schools, Golf Nearby, Beach, Fireplace(s)
Utilities	Electricity, Sewer

Features	Carpet Free
Parking Spaces	3
Parking	Attached Garage, Garage, In
# of Garages	2
View	View of water, River view, Di
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, All,
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air e
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	49.2 x 204.4 FT
Foundation	Poured Concrete

Listing Details

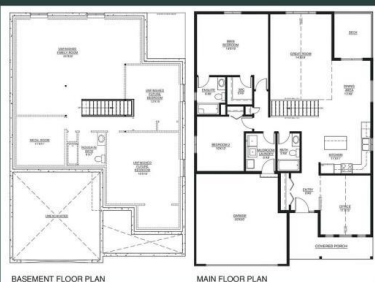
Listing Office	ROYAL HERITAGE REALTY LTD.
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1,640 SQ. FT.
BUNGALOW
2 BEDROOMS

WILLOW





BASEMENT FLOOR PLAN MAIN FLOOR PLAN

- Primary bedroom features an 3pc ensuite and walk in closet
- 4pc main bathroom
- Main floor laundry
- Vaulted ceiling in office & great room
- Basement bathroom rough in
- Covered front porch
- Double car garage

ROYAL HERITAGE REALTY LTD., Brokerage



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