

\$989,000 - 1675 County Rd 2 Road W, Prescott

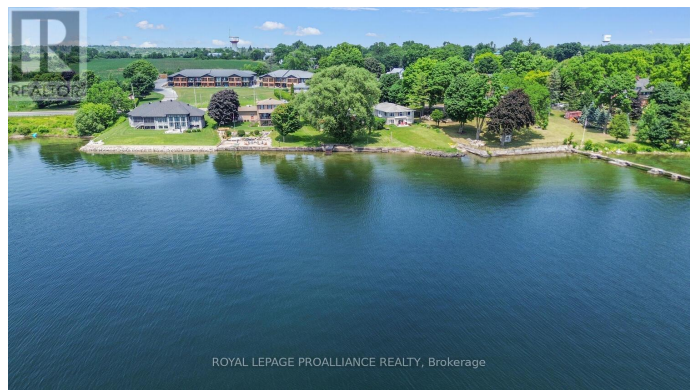
MLS® #X12248966

\$989,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

808 - Prescott, Prescott, Ontario

If you've been dreaming of owning a waterfront property, that is still considered "in town", then your wish has been granted. Situated on the west end of Prescott, and one of the very few properties actually positioned along the banks of the majestic St. Lawrence River (in town), sits this 3 bedroom (2/1) brick bungalow, with an attached garage. Circa 1961, this home was designed and built by Prescott's D.C. Snelling. What makes this home distinctly unique is the size of the lot which INCLUDES underwater property into the St. Lawrence. The lot, as per MPAC is 1.17 acres (90ft. frontage and 566 ft. in depth). The advantages of this feature allows ease with installation of docks (permits still required) and perhaps a boathouse.(see Rep remarks) The house provides 1,632 sq. feet of living space on the main level, and 1,100 sq. feet of finished living space on the ground level, with the balance being utility and storage. The main floor offers a very large open concept dining-living room areas, with a cozy gas fireplace and spectacular unobstructed views of the river. Imagine waking up and this being your view each and every day ! A large kitchen with ample cabinetry and counterspace leads to a back composite deck that runs the length of the entire home. You will spend countless hours in the summertime, relaxing in this area. Also on the main floor - a spacious primary bedrm., 2nd bedroom, a newer 4 pc. bathroom and laundry. With the exception of the kitchen there is hardwood throughout this level. On the



lower (ground) floor, you will find the third bedroom, an office/den, a newer bathroom, a massive family room with another gas fireplace & new vinyl flooring throughout. Other features on this level include; a workshop, utility room, tons of storage. A bonus mentionable is a second garage that is accessible from the exterior of the home at ground level for your lawn tractor, furniture etc. Bring forth your creativity and designs and make this your dream ho (id:6289)

Essential Information

Listing #	X12248966
Price	\$989,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1675 County Rd 2 Road W
Subdivision	808 - Prescott
City	Prescott
Province	Ontario
Postal Code	K0E1T0

Amenities

Amenities	Beach, Golf Nearby, Marina, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity
Features	Sloping, Waterway, Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
View	View, River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings

Fireplace Yes

of Fireplaces 2

of Stories 1

Exterior

Exterior Brick

Exterior Features Landscaped

Lot Description 90 x 566.1 FT

Foundation Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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