

\$825,000 - 304 Hay Bay Lane, Leeds And The Thousand Islands

MLS® #X12255095

\$825,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

824 - Rear of Leeds - Lansdowne Twp, Leeds
And The Thousand Islands, Ontario

Welcome to Your Dream Waterfront Escape on Charleston Lake! Tucked away on a perfectly level lot with easy year-round road access, this stunning A-frame beauty is your ticket to lake life done right. Immaculately maintained and thoughtfully upgraded, this four-season home blends cottage charm with modern comfort in all the best ways. Originally built in the 1970s, the home was raised and extensively renovated in 2017, including a solid 10 block foundation, a heated and insulated single-car attached garage, and stylish interior updates throughout. Whether you're hosting summer BBQs or cozying up for winter weekends, this retreat is ready for all seasons. This is a 2 bedrooms (including bonus loft space, perfect for guests or a home office) 2 Bathrooms including a main-level 4-piece ensuite with laundry. Bright eat-in kitchen with pantry and newer appliances (2017). Soaring A-frame family room with incredible lake views. Heat pump for efficient heating & cooling, hot water tank and metal roof for low-maintenance living. Drilled well, concrete holding tank, and 200 amp breaker panel, Generac 10KW propane generator (2012) for peace of mind. Outside Is Just As Impressive. Enjoy direct lakefront access with a boathouse, 2 sheds, and both a fixed and new floating dock (2025) The water is a protected bay, perfect for docking and



swimming as its 4 ft deep right across to the island. The deck off great room has waterproof Duradek. Unwind on your private primary suite deck perfect for morning coffee or watching a summer storm roll in. Roast marshmallows at the campfire area, steps from the waters edge Bonus:The siding is CANEXEL a durable mix of wood and plastic with a 40-year life span, keeping your lake home looking gorgeous with minimal upkeep.Whether you're looking for a year-round residence or a luxurious lakeside getaway for the family, this Charleston Lake gem has it all. (id:6289)

Essential Information

Listing #	X12255095
Price	\$825,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	304 Hay Bay Lane
Subdivision	824 - Rear of Leeds - Lansdowne Twp
City	Leeds And The Thousand Islands
Province	Ontario
Postal Code	K0E1L0

Amenities

Utilities	Electricity Connected
Features	Irregular lot size
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Central Vacuum, Water Heater, Water purifier, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator

Heating Electric Heat Pump, Not known

Cooling Wall unit

of Stories 3

Exterior

Lot Description 150 x 212 FT|1/2 - 1.99 acres

Foundation Block

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 7:46am PDT