

\$749,900 - 1249 Glen Miller Road, Quinte West (sidney Ward)

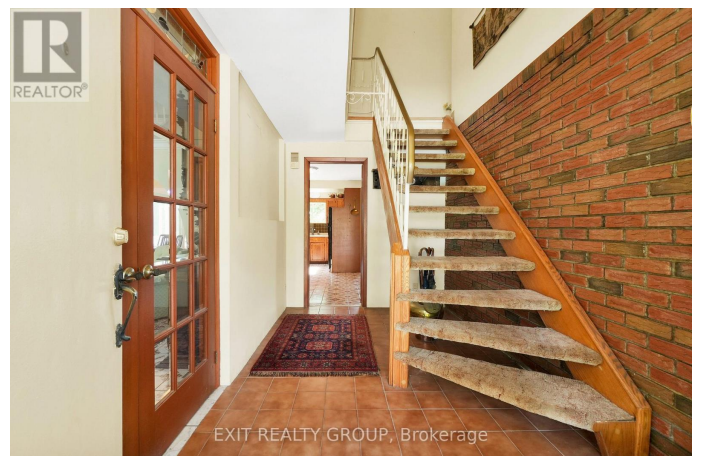
MLS® #X12278272

\$749,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Sidney Ward, Quinte West (sidney Ward),
Ontario

Wonderful 1.53 acre retreat to call home backing on to the Trent River! Fabulous 4 bed, 2 bath, 2 storey located minutes to the highway 401, all amenities, beaches, boutiques, restaurants, YMCA, schools, skate parks, arenas, splash pad, churches & trails. Features double car garage, interior garage access, main floor laundry, pool, fountain, oversized shed, wrap-around balcony, perfectly landscaped with iron rail fencing and breathtaking views. A bright kitchen with skylight, backsplash, pantry, and breakfast area. Formal living room has French doors and wood burning fireplace with fan and thermostat. Great for heating the house. Dining room has oversized sliding doors leading into the screened in sunroom. Fabulous family room overlooking the pool with a stunning stone propane fireplace. This could be converted to a primary suite if needed and this second fireplace makes heating the home very economical. Upper level has 4 generous sized bedrooms, one bedroom with a walkout to wrap around balcony. Large upper foyer with a second walkout to wrap around deck and a 4-piece bath with tiled tub and separate shower. Shingles 2022, newer windows, central vac, UV system, and many upgrades throughout the years. Enjoy swimming in the pool, relaxing on multiple patios, or taking a stroll on



your own private oasis with the extra benefits of fishing, kayaking, canoeing or simply relaxing on the water right at the back of your property. Waterfront amenities without the waterfront taxes. Optional hook up available for municipal water available at the lot line.
(id:6289)

Essential Information

Listing #	X12278272
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1249 Glen Miller Road
Subdivision	Sidney Ward
City	Quinte West (sidney Ward)
Province	Ontario
Postal Code	K0K2C0

Amenities

Amenities	Fireplace(s)
Utilities	Water Available
Features	Wooded area, Irregular lot size, Partially cleared
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	View, River view, Direct Water View
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum,
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Dishwasher, Dryer, Water Heater, Oven, Stove, Washer, Window Coverings, Refrigerator

Heating Electric Baseboard heaters

Fireplace Yes

of Fireplaces 2

of Stories 2

Exterior

Exterior Brick, Vinyl siding

Lot Description 159 x 587.3 FT ; Lot Size Irregular-See Brokerage Remarks|1/2 - 1.99 acres

Foundation Concrete

Listing Details

Listing Office EXIT REALTY GROUP



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