

\$799,000 - 109 Quabbin Road W, Leeds And The Thousand Islands

MLS® #X12324868

\$799,000

4 Bedroom, 2.00 Bathroom,
Single Family on 649.00 Acres

823 - Front of Escott Twp, Leeds And The Thousand Islands, Ontario

Adventure, farming, hunting, homesteading, nature and tranquility await you at 109 Quabbin Rd. Boasting 77+ acres with 2000ft of shoreline on Jones Creek, reseeded pasture, electric fencing for livestock, fenced front yard, barn, chicken coop, garage (with second level workshop), raised garden beds and authentic wood burning sugar shack, this property has it all! Inside, the beautifully updated 4 bed, 2 bath century home features a spacious eat-in kitchen with stainless steel appliances, a formal dining room, living and rec rooms, main floor laundry, and a convenient mudroom. Embrace the outdoors from the comfort of the homes screened sunroom or retreat to the private backyard oasis complete with pool, hot tub, and fire pit. Enjoy hassle free country living with high speed fiber internet, new windows (June 2025), luxury vinyl flooring and new septic (Aug 2025). The meticulous home upgrades add a modern finish while respecting original features of the century home. The property is home to abundant wildlife including deer, turkey, grouse, ducks and more; all of which can be easily observed from the roughly 2kms of private trails. For the forager, find abundant wild leek, fiddleheads, and wild blackberries; for the adventurer, enjoy kayaking to the St. Lawrence River from your very own shoreline of Jones creek, a tributary known for its immense biodiversity and part of the



UNESCO Frontenac Arch Biosphere. With easy 401 access (5 min), and commuting distance to Brockville (20min), Kingston (45min) and Ottawa (1hr 15min) There is so much more detail to this home, with endless potential and rich Canadian heritage, this unique homestead is a rare find! (id:6289)

Essential Information

Listing #	X12324868
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Acres	649.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	109 Quabbin Road W
Subdivision	823 - Front of Escott Twp
City	Leeds And The Thousand Islands
Province	Ontario
Postal Code	K0E1R0

Amenities

Utilities	Electricity, Sewer
Features	Wooded area, Partially cleared, Carpet Free
Parking Spaces	10
Parking	Detached Garage, Garage, Tandem
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Hot Tub, Water Heater, Water softener, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Foundation	Stone, Concrete

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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