

\$749,000 - 14 Highway 95, Frontenac Islands (the Islands)

MLS® #X12334559

\$749,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

04 - The Islands, Frontenac Islands (the Islands), Ontario

Welcome to Wolfe Island, the largest of the world-famous Thousand Islands, perfectly situated where Lake Ontario meets the St. Lawrence River. This exceptional waterfront property offers a rare blend of privacy, natural beauty, and year-round recreation. Wake up to stunning sunrises and end your day with breathtaking sunsets, all from the comfort of your expansive wrap-around deck. Enjoy a private, clean, mixed sand and pebbled beach; perfect for swimming, sunbathing, or launching your next boating or fishing adventure. This well maintained home features 3 spacious bedrooms, a bright and open main floor with new laminate flooring all throughout the home. A large family room complete with a cozy propane fireplace and large floor-to-ceiling windows that flood the space with natural light and showcase spectacular waterfront views. This property also includes a massive 30 by 30 foot secondary garage and shop with 2 large sliding doors, ideal for storing cars, boats, or all those fun filled water toys just steps from your waterfront! Located in the charming town of Marysville, just steps away, you'll find essential services, fabulous local bakeries, original and authentic restaurants, shops, and more. Golf lovers can also tee off at the islands own course, while others can enjoy fishing, water sports, or simply soaking in the serene island lifestyle. Wolfe Island is



accessible year-round via ferry from both Canada and the U.S., making it an ideal location for a peaceful escape or a full-time residence. Outdoor enthusiasts will appreciate the islands scenic walking trails, a quiet secluded sand beach, and three designated cycling routes through picturesque countryside. Your peaceful waterfront retreat awaits on Wolfe Island; where natural beauty meets year-round adventure! (id:6289)

Essential Information

Listing #	X12334559
Price	\$749,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	14 Highway 95
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2Y0

Amenities

Amenities	Beach, Golf Nearby, Park, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected
Features	Irregular lot size, Carpet Free
Parking Spaces	6
Parking	Garage
# of Garages	1
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	147.6 x 127.2 FT ; Lot Size Irregular under 1/2 acre
Foundation	Block

Listing Details

Listing Office RE/MAX RISE EXECUTIVES, BROKERAGE



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