

\$1,680,000 - 199 & 213 Leone's Cove Lane, Frontenac Islands (the Islands)

MLS® #X12339274

\$1,680,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

The Islands, Frontenac Islands (the Islands),
Ontario

Rare opportunity to own 2 separate but adjoined waterfront properties, offering a combined 3.6 acres and 312 feet of clean, sheltered shoreline on the South/Eastern end of Wolfe Island in the heart of the Thousand Islands. Currently a perfect single family compound, two deeds allow the option of a guest house if desired. 199 Leone's Cove Lane is a fabulous turnkey, recently constructed, split level home. The main level's great layout offers open concept kitchen and dining, electric fireplace, and patio doors opening onto a spectacular river view deck. A walk through pantry and custom bar lead to a 3-piece bathroom. The upper level has three bedrooms and full bath, while the lower level has a rec room with walk out to patio doors, laundry/mechanical room and an additional bedroom. Outside, over 2 acres of landscaped and manicured grounds provide ample space to enjoy more than 220 feet of natural flat rock shore. The property boasts new steel and stone break walls and ample floating and fixed dockage, perfect for swimming, fishing, kayaking, and boating. A fantastic garage (22x19) with pine board and batten interior with pot lighting provides another cozy indoor space. There is a lovely outdoor pavilion built for parties and entertaining that overlooks ships navigating the St. Lawrence River to and from Lake Ontario. 213 Leone's Cove Lane, the



waterfront neighbouring property, has a 38x35 foot barn adorned from floor to ceiling with knotty pine, patio doors leading out to a stone landing, and quality lighting. All buildings for both properties have beautifully coordinated stone and siding. An additional 1.2 acres leads to 91 feet of clean shoreline, with your own boat launch and floating dock. Truly a once-in-a-lifetime opportunity. It's time to pack your bags, grab your friends and family and start making wonderful memories. Be one of the lucky few to know the joys of island life.
(id:6289)

Essential Information

Listing #	X12339274
Price	\$1,680,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	199 & 213 Leone's Cove Lane
Subdivision	The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2Y0

Amenities

Amenities	Golf Nearby, Place of Worship, Fireplace(s)
Utilities	Electricity, Wireless
Features	Irregular lot size, Level, Gazebo
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Island

Interior

Appliances	Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Lot Description	375.1 x 435.6 FT 2 - 4.99 acres
Foundation	Block, Poured Concrete, Slab

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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 October 26th, 2025 at 11:01pm PDT