

\$620,000 - 32 Village Estates Road, Leeds And The Thousand Islands

MLS® #X12373598

\$620,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

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

Nestled along the scenic 1000 Islands Parkway in the sought-after Village Estates Waterfront community. This charming 5-bed, 2-bath residence offers a comfortable and versatile layout. Offering approximately 1,459 sq, the main level features a bright living room with a wood-burning fireplace and patio doors leading to a front deck. The adjoining dining room with French doors lead to the kitchen with ample cabinetry and a convenient eat-in area with access to two decks overlooking a private, treed backyard. The main level is complete with three bedrooms and 4-piece bathroom featuring dual access, with direct entry from the primary bedroom, which also offers patio doors leading to a deck. The fully finished lower level with a walkout to the backyard, large deck also includes a spacious rec room with a second wood-burning fireplace, two additional bedrooms, a 4-piece bathroom with a claw foot tub and shower kit, a laundry area, utility room and storage throughout. This level offers excellent potential for an in-law suite, rental unit, or Airbnb, adding to the home's flexibility and value. Numerous updates include: A/C (2025), Updated light fixtures, sinks, counter tops in main bathroom, Updated 4-piece bathroom in basement with clawfoot tub and shower kit, New laminate flooring on main level hallway living/dining room and entrance,



Updated stairwell railing, painting & trim replacement, Refinished driveway, New Beachcomber hot tub with (2) pumps, lifter cover. As a resident of Village Estates, you'll also enjoy a shared private waterfront marina membership with your own the exclusive deeded 20' boat slip . Annual fee of \$400.Whether you're looking for space for a large or extended family, multi-generational living, or an investment opportunity this home delivers comfort, function, and a lifestyle to match. Offers will be presented on September 15th (id:6289)

Essential Information

Listing #	X12373598
Price	\$620,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	32 Village Estates Road
Subdivision	824 - Rear of Leeds - Lansdowne Twp
City	Leeds And The Thousand Islands
Province	Ontario
Postal Code	K0E1L0

Amenities

Amenities	Golf Nearby, Marina, Fireplace(s)
Utilities	Electricity
Features	Cul-de-sac, Wooded area, Irregular lot size, In-Law Suite
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Brick
Exterior Features	Landscaped
Lot Description	140.5 x 447.2 FT 1/2 - 1.99 acres
Foundation	Block, Brick

Listing Details

Listing Office GORDON'S DOWNSIZING & ESTATE SERVICES LTD., BROKERAGE



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