

\$675,000 - 225 Johnson Bay Lane, Frontenac Islands (the Islands)

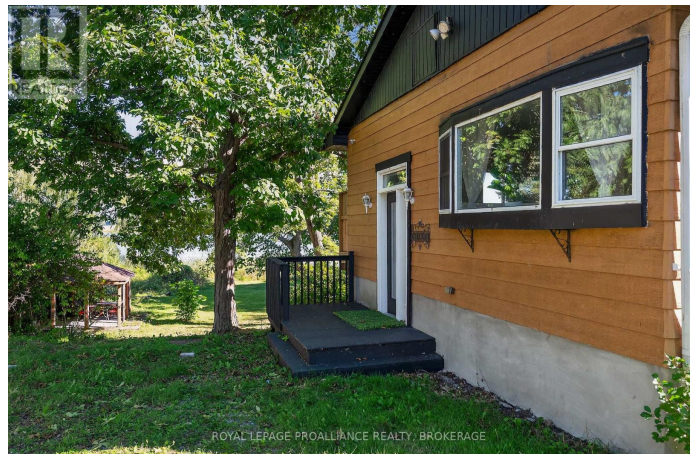
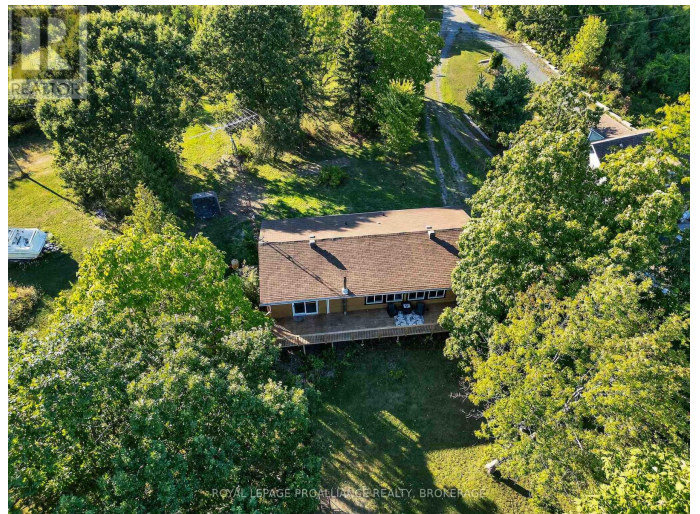
MLS® #X12388567

\$675,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

An extraordinary waterfront retreat in the heart of the world-renowned 1000 Islands, this rare gem offers 240 feet of shoreline along tranquil Johnson Bay. Set on a double-wide lot, the property delivers unmatched privacy, panoramic views, and endless potential whether you're dreaming of a peaceful family escape, or a future custom build. Inside, the fully furnished, four-season home has been thoughtfully updated with modern renovations throughout. New flooring refreshed kitchen and bathroom, updated shingles, and energy-efficient windows create a bright, inviting space. The open-concept main level is perfect for entertaining, with seamless flow between living, dining, and kitchen areas all framed by stunning water views. Upstairs, two spacious bedrooms include a sun-filled primary suite with private deck access and sweeping vistas of the bay. The walkout lower level adds flexibility with a third bedroom, cozy rec room, and direct outdoor access ideal for guests, multi-generational living, or additional rental income. Outside, the expansive lot invites recreation, relaxation, or future development (buyer to verify municipal allowances). Launch a kayak from your shoreline, host unforgettable summer gatherings, or simply unwind in the peaceful rhythm of island life. Located on Howe Island, just minutes from Kingston and Gananoque,



this property offers the perfect blend of seclusion and accessibility. A rare opportunity to own a slice of paradise in one of Ontario's most iconic waterfront regions. (id:6289)

Essential Information

Listing #	X12388567
Price	\$675,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	225 Johnson Bay Lane
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K7G2V6

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless, Telephone
Features	Cul-de-sac, Country residential, Gazebo
Parking Spaces	10
Parking	No Garage
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater, Water Treatment, Dishwasher, Dryer, Furniture, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	3

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	224.8 x 214 FT 1/2 - 1.99 acres
Foundation	Block

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 20th, 2025 at 10:46am PDT