

\$725,000 - 7763 Loyalist Parkway, Greater Napanee (greater Napanee)

MLS® #X12398401

\$725,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

58 - Greater Napanee, Greater Napanee
(greater Napanee), Ontario

Imagine waking up to breathtaking views across Adolphus Reach and spending your days immersed in the peaceful beauty of rural Ontario. This charming 1.5 storey Century Home offers over an acre of lush, private land perfectly situated within easy driving distance to the vibrant communities of Napanee, Kingston, and Picton. Whether you're seeking a weekend retreat or a full-time sanctuary, this property invites you to experience the true essence of country living, complete with your own grape vines and fruit trees. This lovingly maintained home boasts approximately 1,500 square feet of character-filled living space. Artistic touches abound, from warm wooden floors to unique architectural details and inviting nooks. Large, sun-drenched windows frame captivating water and garden views throughout, flooding every room with natural light and inspiration. One level living is possible here with main floor Primary Bedroom, full bathroom, laundry and living areas. Upon entering, a cozy family room with windows that showcase lake views leads you into an additional living area featuring a wood-burning stove. The dining room and the bright kitchen are spacious and inviting. An adjoining breakfast nook opens onto the back deck for seamless indoor-outdoor flow. A main floor, 4 piece bathroom has a free-standing soaker tub and glass shower. Upstairs are 2



more bedrooms, both with incredible water views and they share another full bathroom. Outdoors there is an array of deck spaces, gardens, gazebo, garden shed and another outbuilding to house your crafts or to store your hobbies. Waterfront can be accessed across the road where there are steps to the waterfront. This home is just 15 minutes to Napanee and 30 minutes to Kingston and a short ferry ride to Picton. (id:6289)

Essential Information

Listing #	X12398401
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7763 Loyalist Parkway
Subdivision	58 - Greater Napanee
City	Greater Napanee (greater Napanee)
Province	Ontario
Postal Code	K0H1G0

Amenities

Amenities	Marina, Fireplace(s)
Utilities	Electricity
Features	Irregular lot size, Flat site, Gazebo
Parking Spaces	4
Parking	No Garage
View	View, View of water, Lake view, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
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Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	195 x 381 FT 1/2 - 1.99 acres
Foundation	Stone

Listing Details

Listing Office RE/MAX QUINTE LTD.



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