

\$669,000 - 16 Kyle Court, Quinte West (Frankford Ward)

MLS® #X12443241

\$669,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Frankford Ward, Quinte West (Frankford Ward), Ontario

This not-so-ordinary 5-bedroom, 3-bath walk-out raised bungalow offers great space for entertaining indoors and out with plenty of space for families of all sizes. The vaulted main level living room with soaring picture window and cozy gas fireplace creates a unique and impressive, bright and open feeling throughout the main living areas. Generous dining area, great for family meals and dinner parties, is open to the stylish kitchen with waterfall quartz countertop, peninsula seating, tiled backsplash, and stainless steel appliances. Step through the garden door to the upper deck with metal pergola the perfect spot to start your day or enjoy warm summer nights. 3 bed 2 bath main floor layout makes daily routines flow easily. The spacious primary suite includes a 3-piece ensuite, while 2 additional bedrooms are served by a spacious 4pc family bath with plenty of storage. The walk-out lower level offers fun and flexibility with 2 additional bedrooms, a 4-piece bath, and a large rec room with gas fireplace and direct access to the hot tub. Great space for large families or hosting overnight guests, or create dedicated home gym and office space. A generous laundry room with access to plenty of storage completes the space. Outdoors, enjoy a fully fenced, low-maintenance backyard with an above-ground pool, hot tub area, handy under-deck storage, and mature trees backing onto the scenic Lower Trent Trail. The double



attached garage provides excellent parking and storage, with space versatile enough for a golf simulator. Located in the welcoming community of Frankford, you'll enjoy riverfront fun, outdoor recreation, and a quick drive to Batawa's ski hill and trails. Updates include: Roof (2022), On Demand Hot Water Heater: (2025) and AC (2025). With space to relax, play, and entertain, your family is sure to Feel at Home at 16 Kyle Court. (id:6289)

Essential Information

Listing #	X12443241
Price	\$669,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	16 Kyle Court
Subdivision	Frankford Ward
City	Quinte West (frankford Ward)
Province	Ontario
Postal Code	K0K2C0

Amenities

Amenities	Beach, Ski area, Fireplace(s)
Features	Cul-de-sac, Conservation/green belt, Carpet Free, Gazebo, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Water Heater
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- Tankless, Water Heater

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick Facing, Vinyl siding
Lot Description	49.2 x 129.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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