

\$1,369,900 - 1643 County Road 2 Road, Augusta

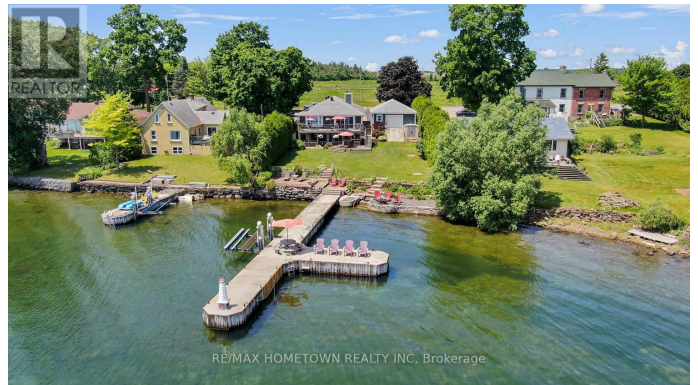
MLS® #X12456163

\$1,369,900

4 Bedroom, 2.00 Bathroom,
Single Family on 75.80 Acres

809 - Augusta Twp, Augusta, Ontario

Stunning Riverfront Entertainer's Dream - Key Features - Bedrooms: 3 + potential 4th in lower level, Bathrooms: 2 full (one on each level) Size: Over 3,000 sq ft (including finished walk-out lower level) Garage: Detached 2-car, 24' x 32' with rear door onto water side. Dockage: 100 ft main dock + 30 ft extension east, 7,000 lb boat lift. Main Level Welcoming Foyer: Opens to a generous open-concept layout. Dining Room: Easily seats 8+ guests, ideal for formal dinners. Kitchen: Fully updated with granite countertops & island seating, built-in wine fridge & stainless-steel appliances included, and a breakfast bar for casual dining or conversational gathering. Living Room: Abundant natural light, refinished hardwood floors, and a wood-burning fireplace (convertible to gas) Patio doors to the deck overlooking the river. Sleeping Quarters - Primary Suite: Spacious footprint with two large closets and patio doors to the deck, perfect for your morning coffee. - Secondary Bedrooms: Two well-appointed rooms down the hall, Upper Bath: Fully updated 3-piece. Lower Level (Walk-Out) Family Room: Open concept with wiring in place for a kitchenette. Laundry & Bath: Convenient 3-piece with washer/dryer. Optional In-Law Suite: Easily convert space into a self-contained apartment. Additional Rooms: Storage, utility room, plus bonus space - Garden Doors: Walk out to a private patio overlooking the river. Outdoor Oasis-Riverfront Living: Short walk from backyard to dock & boat. Fire Pit Area: Cozy



spot for marshmallow roasts; Sun Decks: Two additional platforms for sunbathing or stargazing. Practical Perks High-Speed Internet: Bell Fibe available-perfect for work-from-home days - Commuter Ready: Minutes to Prescott, 401 & 416; easy Ottawa commute. Don't Miss Out! Whether you're hosting large gatherings or seeking a tranquil riverside retreat, this home offers the best of both worlds. Book your private showing today and experience river living at its finest.
(id:6289)

Essential Information

Listing #	X12456163
Price	\$1,369,900
Bedrooms	4
Bathrooms	2.00
Acres	75.80
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1643 County Road 2 Road
Subdivision	809 - Augusta Twp
City	Augusta
Province	Ontario
Postal Code	K0E1T0

Amenities

Amenities	Fireplace(s)
Utilities	Natural Gas Available
Features	Irregular lot size, Flat site, Paved yard, Carpet Free
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Water softener, Blinds, Central Vacuum, Dishwasher, Hood Fan, Microwave, Stove, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Hardboard
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office RE/MAX HOMETOWN REALTY INC



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Listing information last updated on October 12th, 2025 at 3:18pm PDT