

# Property Information

Welcome to 4829 Hwy 2, Gananoque, where tranquility meets convenience in a picturesque setting adjacent to the Gander Creek canal inlet, offering direct access to the majestic St. Lawrence River. This charming bungalow, complete with a single attached garage, invites you to embrace a lifestyle of comfort and serenity.

As you step inside, you are greeted by a spacious foyer. The main level boasts a cozy living room adorned with a wood-burning fireplace and crown molding, creating an atmosphere of warmth and elegance.

The well-appointed kitchen is equipped with built-in appliances and ample cabinetry, catering to culinary enthusiasts and providing abundant storage space. A convenient 3-piece washroom adds to the main level's functionality.

One of the standout features of this home is the expansive family room stepping into this inviting space, you'll immediately notice the warmth and comfort it exudes, with large windows that bathe the room in natural light, creating a bright and airy atmosphere enhanced by a propane fireplace nestled within built-in bookcases, offering both functionality and aesthetic appeal.

The main level also includes three bedrooms, including a primary suite with a 4-pc ensuite bathroom, providing a private sanctuary for rejuvenation. One of the spare bedrooms offers a convenient walk-through to the family room, enhancing the flow of the living space.

Continuing downstairs, the partially finished basement offers even more possibilities for living and income potential. Here, you'll find an inviting in-law suite with its own separate private entrance, providing flexibility for extended family or rental opportunities.

Adding to the cozy atmosphere, a wood-burning stove set in a charming stone surround becomes the focal point of the space, inviting relaxation and warmth during cooler months.

Additionally, the basement includes a convenient 2-piece bathroom, ensuring comfort and functionality a workshop area for hobbies or DIY projects, and dedicated laundry room.

4829 Hwy 2 offers the best of both worlds – with proximity to Kingston and Gananoque, you can enjoy the vibrant activities of Kingston and the quaint charm of Gananoque, all while having convenient access to the Trident Yacht Club and Clark's Marina for those who love the waterfront lifestyle. This is a special place to call home!

## Property Details

**ADDRESS:** 4829 Hwy 2, Gananoque, ON K7G 2V5

**TYPE:** Single-family detached

**LEGAL DESCRIPTION:** PT LT 4-5 CON 1 LEEDS PT 1 28R10537; LEEDS/THOUSAND ISLANDS

SQ. FT:	2,321 above grade, 1,760 below grade (MPAC)
BEDROOMS:	3; Main floor

BATHS:	3: 1- 4pc ensuite, 1- 3pc main floor, 2- pc basement.
LAUNDRY:	Basement.
BASEMENT:	Partially finished.
AGE:	1970 (54 years old).
ELECTRICAL:	Breaker panel -150 amp.
ROOF:	Asphalt Shingle.
FOUNDATION:	Concrete Block.
FLOORS:	Ceramic, pine, vinyl.
CEILING:	Drywall, Stucco, tongue and groove, acoustic tile.
WINDOWS:	PVC, double glazed casement.
EXTERIOR:	Clad in brick and vinyl siding.
INTERIOR:	Drywall, wallpaper, ceramic tile, shiplap,
PARKING:	Double wide 4 cars.
GARAGE:	Single attached.
LOT SIZE:	226.24' x 543.69'
ZONING:	RR & LSW
TAXES:	\$2,541.42 (2024)
ROLL #:	081281201505005
PIN #:	442540059
HIGH SPEED INTERNET:	Available
HEATING:	Propane fired, Hot water boiler. Electric baseboard.

FIREPLACES:	3: 1-Propane, 2-Wood burning.
COOLING:	None
COSTS:	Electricity \$276/month Propane \$1500 and \$2500/yr
RENTALS:	Propane tanks, \$108.48/yr.
WATER:	Private Well.
WASTE:	Private Septic.
HOME INSPECTION:	Available at <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Private, mature trees, water access.
INCLUSIONS:	Built in oven, Countertop range, Fridge, Dishwasher, Washer, Dryer.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Full Home, WELL and Septic Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour