

Property Information

Welcome to your waterfront oasis on the shores of the St. Lawrence River and renowned Bateau Channel! This 4583 sq ft Garafalo Custom build offers an unparalleled blend of quality, luxury, privacy, and breathtaking views.

Situated on over 4 acres of meticulously landscaped grounds, this property boasts a west-facing rear yard perfect for enjoying fun in the sun by the pool or dock until the sky paints a masterpiece with its sunset hues. The excavated channel and turnaround area ensures that even large boats can dock, while the clean shoreline with a stone breakwater adds to the charm of the waterfront experience. Accomplishing this beautifully developed waterfront was no small feat and truly needs to be seen to be appreciated.

As you step through the grand entrance of the home, you are greeted by stunning water views across the foyer and great room with bright windows and soaring ceilings. There is also a large eat-in kitchen with custom cabinets and stone counters as well as a main floor primary bedroom which features a large ensuite and walk-in closet, offering convenience and comfort. The 5-pc ensuite is equipped with an over-sized tiled steam shower, perfect for unwinding after a day on the water. With three additional bedrooms, double loft/office space above the garage, and 3.5 bathrooms, there's plenty of space for family and guests.

Other highlights include a main floor laundry room for easy single-floor living, stamped concrete patio for low maintenance entertaining, paved driveway, and extensive exterior lighting. The 2+ car attached insulated garage features in-floor heating and a 2-pc bathroom, providing ample space for vehicles and storage with double rear door access and ramp. Additionally, the detached garage provides 900 sq ft of great workshop and/or storage space with 10' door, electricity, water and plumbing roughed-in, and a dedicated holding tank.

Don't miss your chance to experience the luxury and serenity of life on the St. Lawrence River!

Recent Improvements

- Waterfront work to establish room for dock and large boat access (blasting, excavation, haulage) ***in addition to significant financial investment, extensive planning and consultation with conservation authorities was needed over a period spanning 4 years
- Creation of breakwall (stone, topsoil, grading, seeding) 2023
- 90' dock equipped with water pump, electrical, lights, chairs, ferry camera, additional electrical set-up for boat lift) 2020-23
- Swimming pool, heater, pool shed, four more heavyweight deck chairs, stairs (2019)
- Landscaping, front and rear gardens, raised vegetable gardens, lighting (2022)
- Complete redesign and replacement of both upper driveway flowerbeds (2022)
- Upgraded attic insulation (2020)
- Eavestrough leaf filters (with lifetime transferable warranty) (2023)
- Back-up sump pump (failsafe for worry-free traveling) (2023)
- Septic risers and lids (2022)
- Balcony maintenance (railings and decks, 2023)
- South stairwell (2022)
- Furnace conversion to gas (2019)
- Asphalt Shingles (2017)

Key Features

- West facing rear yard for fun in the sun by the pool or dock until picturesque sunsets
- Over 4 acres of property offering privacy and space to entertain
- 90' dock with 20' x 20' seating area with four heavyweight Muskoka chairs with space to drive a golf cart and cooler right to your boat
- Dock is wired for a boat lift, has a 30-amp outlet, 4 double 15-amp outlets, 12 dock lights, 12 soldered cleats, electric water pump, and 360-degree high definition zoom dock camera (with receiver, viewing monitor and cellphone visibility)
- Clean shoreline with stone breakwater
- River well provides unlimited free water with heated piping for worry-free winters
- 32' x 16' heated inground saltwater pool (2019)
- Stamped concrete patio with propane fire pit
- Paved driveway
- 900 sq ft detached garage with electricity and water
- Great room and foyer with a ceiling height of nearly 20'
- Large bright windows and eight skylights
- Four fireplaces (1 propane, 1 wood, 2 electric)
- Main floor primary bedroom with large ensuite and walk-in closet with wall safe
- Heated floors in all tiled floors (kitchen, foyer, bathrooms)
- Ensuite with over-sized tiled steam shower and jacuzzi bath
- Bright main floor laundry room for easy single floor living

- Oversized two car insulated garage with in-floor heating and a 2-pc bathroom
- 9' unfinished basement with direct access from the house and garage
- Direct access to offices from garage, both with individual balconies
- Extensive exterior lighting
- John Deer tractor lawn mower with rake and snowblower attachments, Toro Zero Turn
- Golf cart

Property Details

| | |
|-------------|--|
| SQ. FT: | 4583 (as per plans) |
| BEDROOMS: | 4 (main floor primary suite) |
| BATHS: | 3.5 (5pc ensuite, 3pc main, 4pc up, 2pc garage) |
| LAUNDRY: | Main floor laundry room with sink and cabinets |
| BASEMENT: | Full basement with 9' ceilings (unfinished) |
| AGE: | 2002 |
| ELECTRICAL: | 200 amp |
| ROOF: | Shingles (2017) |
| FOUNDATION: | Concrete block |
| FLOORS: | Hardwood, tile, carpet |
| CEILINGS: | 19' vault in the great room, 10' main floor |
| LIGHTING: | Pot lights and overhead lights throughout |
| WINDOWS: | Oversized windows and 8 skylights (living room, ensuite, loft) |
| EXTERIOR: | Stone |

| | |
|--------------------|---|
| DOCK: | 90' x 12' with 20' wide seating area |
| POOL: | 32' x 16' heated saltwater pool with seating area |
| GARAGE: | 2+ car attached garage with heated floors, 2-pc bathroom and direct access to loft and basement |
| OUTBUILDINGS: | 39' x 23' detached workshop with oversized door as well as water and power, pool shed |
| LOT SIZE: | 333.3' x 752.87' |
| ZONING: | SR1 – Shoreline Residential |
| TAXES: | \$11,507.45 |
| ROLL # / PIN # | 100102001014605 / 363120068 |
| PROPANE: | \$6500 (12 months) |
| ELECTRICITY: | \$3100 (12 months) |
| COOLING: | Central Air |
| RENTALS: | Propane tanks (3) |
| WATER: | Shore well |
| WASTE: | Septic (new collars and lids in 2021) |
| LOT DESCRIPTION: | Gradual slope with mature trees and professional landscaping |
| CHATELS INCLUDED: | Kitchen appliances, tapestries, deck chairs (pool and dock), dock water pump, golf cart, John Deere tractor with leaf and snow attachments, Toro zero turn mower, ferry camera and receiver |
| FIXTURES EXCLUDED: | Boats, bear and eagle carvings, garage fridge and freezer |
| SUGGESTED DEPOSIT: | \$50,000 |
| SUGGESTED CLOSING: | Flexible |