

Bateau Channel Waterfront



109 North Shore

\$479,200

Original price: \$529,200

MLS area: 04

MLS#: 07600621

BG#: 109n

Features

- * BC Cedar A Frame Great Room
- * Island Kitchen with Quality Built-Ins
- * 2 Spacious Bedrooms
- * Wrap Around Deck
- * Entertainment Sized Dining Room
- * Large Deck On River Side 31 x 18 ft
- * Stone Fireplace with Gas Insert
- * Miele Dishwasher
- * His & Her Office Space
- * Double Car Garage
- * 16 ft Wide Boat Slip
- * 35 ft Long Double Concrete Docks

Quality Throughout

MLS #: 07600621

Status: Active

Price: \$479,200

Address: 109 North Shore

Municipality: Howe Island

HRV system

Legal: North Range Pt Lot 7 St. Lawrence

Subdivision:

Air Conditioning

Owner: Jim & Rena Bodendistel

MLS Area: 04

Central Vac

Occupant: Owner

County: Frontenac

Tv Tower

Lot Size: 100 x 1320

Acres: 3.0

Postal Code: K7G 2V6

Exterior: stone & wood

Type: Res

Zoning: Res

Poss: TBA

Floors: porcelain, vinyl
carpet, ceramic

Sq Ft: 2300 Approx

Below:

Side of road: North

Basement: partial

Taxes: 2871.39

Year: 2006

House Age: 0

Foundation: block

Waterfront: Bateau Channel

Condo Fee:

Basement Exit: yes

Sellers Info:

In law Suite:

Fee Includes:

Water softner

Storage shed:

Yard Fenced:

Heating Cost:

Water treat equip

of Rooms:

Heat: forced air

UV Lite

Bedrooms: 2

Below:

Fuel: oil

Water source: shore well

Bathrooms: 2

Half Bath:

oil tank date:

Well GPM

High Efficient

Heat Pump:

amps: 200

Sewage: septic

Ensuite

Uffi:

Roof: asphalt

Tile bed age

Chattels: dishwasher, window coverings,
wall oven, counter stove, alarm
system, garage door opener, 4
ceiling fans, reverse osmosis
propane tank, tv tower

Circuit breakers:

Pool Type:

Hot water tank rental

Garage / Parking: 2 car

Hot water tank fuel: electric

Driveway width: double

Exclusions:

Driveway surface: partially paved

Rental Equipment: water softner

Directions: From Ferry Turn Left Onto North Shore Rd.

MLS Remarks:

This lovely, Howe Island Bateau Channel waterfront home has deep water, a U concrete & steel dock & slip that most of us can only dream of. If you have a desire to keep your boat at home, then move quickly to view this 2 bedroom, 2300 sq ft, year round home, with his and her den/office space. This BC cedar A frame has been upgraded and updated to include island kitchen with top quality built ins, a great rm with a focal point fireplace, wrap around verandahs & more. Exciting property! Call now!

Notes:

Services

Bus service

Cable

Garbage Pick-up

Gas

Hydro

Street Lights

Telephone

High Speed



Make Your Offer



Listing Broker: Patti Gray, Broker / Administration Bob Bankosky, Broker of Record

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