

Million Dollar View



\$369,200

Original price: \$384,200

1000 Islands

MLS area: 602

MLS#: 02601303

LIST#: 02601303

Features

* Unforgettable Waterview

* Cedar Deck And Dock

* Fresh Cedar Smell

* Separate Dining Room

* Beckerman Kitchen

* Skylights, Bells & Whistles Galore

* Master With Ensuite-Patio Drs. To Deck

* Oversized Home Office– Built in Cabinetry

* Huge Rec Rm. With Built In Cabinetry

* 7 Years Old, Central Air, Air Exchanger

* Dishwasher, Jacuzzi, Built In Stove

* 3 Fabulous Bathrooms

Smell The Cedar



Kitchen



Breakfast Eating Area



From Breakfast Area To Front Foyer



From Foyer To Living Rm



Master Bedroom



Ensuite Bath

Open Concept



Office



Recreation Rm



Main Floor Bath



2 nd Bedroom

Unique Waterfront



Rear



Front

Dock



From Dock

Bells & Whistles Galore

RE-MLS 02601303

Status ACTIVE

Price **\$369,200**

Legal: Lt 14 Pl 215 Conc 1 Pt 9 & 10 28R 7927

District: 1000 Islands

Municipality: Gananoque

Side of Road: South

[Survey](#): y

[Sellers Info Statement](#): y

Pplan: y

Owner : Barry Hall

Lot: 67 x 169

Taxes n/a

Type: bung

Sq Ft. 1605

Age 7

Occ.: owner

Water: well

Sewer: septic

Exterior: Cedar Panabode

Heat: FAO

Flrs. Carpet, Ceramic

Elec. 200 amp

Poss. TBA

Fuel: Oil, High Efficient

Parking: yes

Bedrooms: 4

Baths: 3

Ensuite: y

Basement: Full

LV-m 19'3 x 11' 8

MB -m 19'1 x 11' 4

BE-L 16'9 x 16' 7 (den)

B3-L 9' 11 x 7' 8

KI-m 19' 6 x 11' 4

BE-m 13' 6 x 11' 4

B4-m 7'11 x 8'

Rec-L 26' 7 x 18'

DR-m 15' 5 x 11' 4

BE- m 14' 7 x 10' 5

B4- m 12' 11 x 10

LA-L 10' 3 x 8'

Chattels included: Jacuzzi, dishwasher, c/air , Built in stove, Air Exchanger

Overlooking an unforgettable waterview of Jack Straw shoals is this fabulous western cedar panabode log bungalow featuring cathedral ceilings, skylights, Jacuzzi, ensuite, Beckerman kitchen, home office with built in cabinetry and desk, 3 bathrooms, 3 bedrooms and all the bells and whistles. Sensational!

Directions: Hwy 2 & 1000 Island Parkway, 2 K east turn right on Gray's Lane

Rental Equipment: HWT

Exclusions: n/a

Uffi: NO

WWW.viewourlistings.com

CSO: 2.5%



Dock And Decking



Listing Agents: Patti Gray, Broker, 541-9778 / Bob Bankosky, Broker 541-9850

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This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Vendor, no liability for errors of any kind is assumed. A Vendor's property disclosure is available. Purchaser's are advised to have an independent inspection completed and to draw their own conclusions prior to a firm Agreement of Purchase and Sale. All measurements are approximate and should be verified by the Purchaser.

Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario and the Seller, no liability for errors of any kind is assumed.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure, Buyer's are advised to read this statement carefully and make their own enquiries prior to a firm agreement of Agreement of Purchase and Sale .

Buyer's are advised to have an independent inspection completed and to draw their own conclusions prior to a firm Agreement of Purchase and Sale.

Buyer's are advised to have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment prior to a firm Agreement of Purchase and Sale.

Buyer's are advised to have an independent inspection of the sewage disposal system and satisfy themselves as to the operation prior to a firm Agreement of Purchase and Sale.

All measurements are approximate and should be verified by the Buyer.

It is highly recommended that all BUYERS be under a Buyer's Agency Agreement

This Brochure can be viewed and printed from the web

www.pattigray.com

Have A Nice Day !



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