



SCOTT BURNS
 Broker Of Record
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312A HENRY LANE, Godfrey KOH 1T0

ML#: 1337415



Status: Active
Dist/Neigh: 10000- Kingston - Sharbot Lake - Greater Napanee and Area
Municipality: Thirty Island Lake
Neigh Name: Thirty Island Lake
Lot Size: 160' x 205' Irregular
Zoning: Seasonal
Zoning Desc: Seasonal
Possession: TBD
Legal Desc: PT LT 8 CON 3 BEDFORD AS IN FR466191; T/W FR466191 EXCEPT THE EASEMENT THEREIN RE: LT 9 CON 2 BEDFORD AND FR682463; SOUTH FRONTENAC

List Price: \$999,000
Sub Type: Residential
Fronting: East
Acres:
Seasonal:

Directions/Remarks

Directions: From Westport take Salem / Westport Road, turn left onto Henry Road, turn left onto Henry Lane and follow to PIN #312A on the right.

Public Remarks: Looking for an amazing waterfront view, sandy bottom shoreline and deep water off your dock for swimming? This all season property on Thirty Island Lake will not disappoint. Located less than 15 min from both the villages of Westport and Verona and only 45 min to Kingston, this 3 bed 2 bath cottage/home boasts soaring vaulted ceiling with stunning panoramic water views with an open concept design. Lovely kitchen with quartz counter top, cozy fireplace in the dining/living room area and separate family / games room in the walkout basement. Great entertainment space on the wrap around deck, separate bunkie with bunk beds and power which is also good for storage. Detached garage / workshop for even more storage. Elevated views yet easy access to the waterfront via the stairs or gentle grass path. Huge dock with premium waterfront for swimming, boating and fishing. Life is always better at the lake and this one is worth a look!

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/0
Year Built:	Unknown	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Detached			#Cover:	1	Total Park:	4
Heat Desc:	Baseboard, Heat Pump			Heat Fuel:	Electricity, Propane		
Air Conditioning:	Heat Pump			Roof:			
Water Supply:	Lake Intake			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Siding, Vinyl			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Part			Basement Dev:	Fully Finished		
Floor Covering:	Mixed			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Wood Stove						
Site Influences:	Deck, Hydro, Lakefront, Lakeview, Sloping Lot, Walkout, Waterfront						
Neigh Influences:	Recreation Nearby, Shopping Nearby, Water Nearby						
Exclusions:	Personal Items						
Rental Equip:	Propane Tank						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	8'5" x 11'0"	DINRM	Main	14'7" x 10'6"	LIVRM	Main	14'7" x 13'7"	FOYER	Main	4'7" x 10'6"
BEDRM	Main	9'11" x 14'9"	BATH4	Main	9'11" x 6'6"	LOFT	2nd	7'7" x 24'10"	BEDRM	2nd	15'2" x 9'7"
BEDRM	2nd	15'2" x 9'3"	BATH3	2nd	9'9" x 4'11"	LAUND	Main	11'11" x 9'7"	FAMRM	Bsmt	13'10" x 22'2"

Pets Allowed:

Other Property Information

Assoc/POTL Fee: \$200
Fee Freq: Annual
Multimedia URL: <https://360panos.org/panos/312AHenry/>

Taxes/Yr: \$1,851.00/2022
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage