



ZACH SHEA
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4522 SILLS BAY ROAD, Sydenham K0H 2T0

ML#: 1394544



Status: Active
Dist/Neigh: 10000- Kingston - Sharbot Lake - Greater Napanee and Area
Municipality: Sydenham Lake
Neigh Name: 155.43 ' x 605 '
Lot Size:
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 8 CON 7 LOUGHBOROUGH PT 4, 13R9171; SOUTH FRONTENAC

List Price: \$999,900
Sub Type: Residential
Fronting: West
Acres: 2.175
Seasonal:

Directions/Remarks

Directions:

Sydenham Rd to Bedford Rd. - to Freeman Rd - to Sills Bay Rd.

Public Remarks:

Here is your chance for a year-round home on Sydenham Lake! Open concept bungalow with wonderful views of the lake. Inside features a dining room and a large kitchen/living great for entertaining. Kitchen is complete with a walk-in pantry and easy access to the rear composite deck facing the lake. Rounding out the main floor is the primary bedroom complete with an ensuite and walk-in closet, main floor laundry/mudroom, powder room, and access to the 2-car garage. Downstairs is a walk-out basement with a large rec. room as well as 2-bedrooms, an office, and a full bathroom. The home sits on a beautifully landscaped, 2-acre lot complete with a paved driveway. Man-made laneway takes you down to the water to enjoy all Sydenham Lake has to offer! The convenience of Sydenham's amenities only a few minutes away, while the city of Kingston just a 25-minute drive away. Call today to book your private viewing!

Property Information

Style: Detached
Builder:
Year Built: 1999/Approx
Parking Desc: 2 Garage Attached, Surfaced
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Drilled Well
Exterior Finish: Brick, Vinyl
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Hardwood, Vinyl
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer
Feat/Equip Incl: Auto Garage Door Opener, Storage Shed, Wood Stove
Site Influences: Deck, Lakefront, Lakeview, Landscaped, Walkout, Waterfront
Neigh Influences: Recreation Nearby, Water Nearby
Rental Equip: Sentinel light
Secondary Dwelling Unit (SDU): No

Type: Bungalow(1 Storey)
Model:
#Gar: 2

Total Beds: 3
Beds AG: 1
Beds BG: 2
#Cover: 0
Heat Fuel: Oil
Roof: Asphalt Shingle
FP: 1
Sewer: Septic Installed
Construction:
Basement Dev: Fully Finished
Fire Retrofit: N/A

Total Baths: 3
FB/PR Bths: 2/1
Ensuites: 1
Total Park: 10
FP Fuel: Wood

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	10'5" x 17'0"	LIVRM	Main	20'2" x 10'6"	DINRM	Main	9'10" x 12'10"	PRBED	Main	12'3" x 16'9"
ENS5PC	Main		LAUND	Main	11'3" x 8'2"	BATH2	Main		RECRM	Bsmt	20'10" x 16'8"
BEDRM	Bsmt	10'4" x 11'4"	BEDRM	Bsmt	10'4" x 13'7"	BATH4	Bsmt		OFFICE	Bsmt	13'6" x 14'3"

Pets Allowed:

Other Property Information

Taxes/Yr: \$4,887.00/2024
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://youtu.be/GWqTZl0g1HU>

Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:

PR:
SD:

CD:
SP: