



**SCOTT BURNS**

Broker Of Record

RIDEAU REALTY LIMITED, Brokerage

scottburnsrealty@gmail.com

http://www.rideaurealty.ca

**3249 COUNTY ROAD 32 ROAD, Seeley's Bay KOH 2N0**

**ML#: 1414414**



**Status:** Active  
**Dist/Neigh:** 824- Rear Of Leeds & Lansdowne Twp  
**Municipality:**  
**Neigh Name:** Leeds/Thousand Islands  
**Lot Size:** 214' x '  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PT LT 12 CON 7 LEEDS PARTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 28R11523; S/T LR325464; S/T EXECUTION 03-0000063, IF ENFORCEABLE; S/T EXECUTION 98-0000345, IF ENFORCEABLE; LEEDS/THOUSAND ISLANDS

**List Price:** \$585,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:** 2.670  
**IrregSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** Take Highway 15 to County Road 32, turn onto County Road 32 and follow to pin #3249 and look for realtor for sale sign.

**Public Remarks:** First time ever offered for sale! This beautiful, country home is within very easy commuting distance to Kingston, Gananoque & Brockville. This gorgeous 2 storey home with partially finished basement & attached 2 garage won't disappoint. The main floor features an inviting entry, large kitchen / dining area, a fantastic living room with vaulted ceilings, a cozy pellet stove that heats most of the home, & a well designed layout for relaxing with the whole family including your furry friends. A convenient 2 pc bath & laundry round out the main floor. Upstairs you will find a spacious primary bedroom with a large ensuite bath, two additional bedrooms & another 4 pc bath. The basement has a great rec room / bar area that is beautifully finished & ready to hang out in with all your friends + another 3 pc bath. Tons of storage, access to the garage from the basement, amazing deck, patio & yard for all your outdoor entertaining. Be sure to watch the listing video & take the virtual tour!

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	3	<b>Total Baths:</b>	4
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	2/2
<b>Year Built:</b>	2002/Approx	<b>#Gar:</b>	2	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	2 Garage Attached			<b>#Cover:</b>	2	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Forced Air, Other (See Remarks)			<b>Heat Fuel:</b>	Oil, Other (See Remarks)		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Siding, Vinyl			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>			
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Partly Finished		
<b>Floor Covering:</b>	Hardwood, Mixed, Tile			<b>Fire Retrofit:</b>	No		
<b>Appliances Incl:</b>	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Auto Garage Door Opener, Ceiling Fan, Whirlpool Bath						
<b>Site Influences:</b>	Acreage, Deck, Hydro, Landscaped, Private, Private Well, School Bus						
<b>Neigh Influences:</b>	Golf Nearby, Paved Road, Recreation Nearby, Water Nearby						
<b>Rental Equip:</b>	None						
<b>Secondary Dwelling Unit (SDU):</b>	No						

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main		KITCH	Main	12'0" x 12'0"	DINRM	Main	12'10" x 12'0"	LIVRM	Main	14'0" x 32'5"
BATH2	Main	6'9" x 4'9"	LAUND	Main	6'9" x 8'9"	MBED	2nd	11'11" x 16'0"	ENS4PC	2nd	10'9" x 12'5"
BEDRM	2nd	11'2" x 8'7"	BEDRM	2nd	11'1" x 8'7"	BATH4	2nd	8'7" x 4'9"	RECRM	Bsmt	13'5" x 31'3"
BATH3	Bsmt	6'1" x 7'8"	UTIL	Bsmt	11'0" x 34'1"	STORE	Bsmt	6'1" x 6'6"			

**Other Property Information**

**Assoc/POTL Fee:** \$0.00  
**Taxes/Yr:** \$3,758.00/2024  
**Assmt/Yr:**  
**Survey/Yr:**  
**Multimedia URL:** <https://youtu.be/eLKEf6IoWgw>  
**Addl Images URL:** <https://my.matterport.com/show/?m=16FiBYGVTRP>

**Office Information**

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage