



	303 Tower Rd		List: \$699,000 For: Sale
	Front of Leeds & Seeleys Bay Ontario K0E 1L0		
	Front of Leeds & Seeleys Bay 02 - Front of Leeds & Seeleys Bay Leeds and Grenville		
	SPIS: N	Taxes: \$2,413/2024	
Detached	Front On: E	Rms: 9	
Link: N	Acre:	Bedrooms: 3	
1 1/2 Storey		Washrooms: 2	
		1x4xMain, 1x3xUpper	
Lot: 175 x 264 Feet Irreg:			
Dir/Cross St: Tower Road / Union Road			

MLS#: X12121598 PIN#: 442200060	
Fractional Ownership: N	
Possession Remarks: TBD	
Broker Open House:	Saturday, June 14 2025 1:00 PM - 2:30 PM

Kitchens: 1 Fam Rm: N Basement: Half / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: 2024 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:		Exterior: Vinyl Siding / Wood Drive: Gar/Gar Spcs: Attached / 3 Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: Abv Grnd Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove		Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct:	
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Topography: Level,Wooded/Treed
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.48	x 19.13	
2	Living	Main	17.81	x 16.14	
3	Dining	Main	8.33	x 6.56	
4	Laundry	Main	11.98	x 15.29	
5	Mudroom	Main	7.55	x 6.56	
6	Br	Upper	13.02	x 19.69	
7	2nd Br	Main	12.04	x 18.37	
8	3rd Br	Main	14.93	x 13.16	

Client Remks: A beautiful country property with so much to offer in a great location! Welcome to 303 Tower Road, just minutes from the village of Lansdowne and only 10 min to Charleston Lake and the St. Lawrence River. This property features a beautiful 3 bed, 2 bath home with a classic front porch and an attached "DREAM" 3 bay garage. The homes nice layout has a large kitchen with granite counters that opens to a dining area with radiant in floor heating. Step down into your living room with vaulted ceilings and a cozy propane fireplace. Three large bedrooms including the upper level primary with ensuite bath and balcony. There is a huge laundry room and a very practical mudroom before you step out into that amazing garage. The massive 3 bay garage and workshop with a huge loft area is fully insulated and has radiant in floor heating, epoxy floors and a drive through garage door to the back yard. In the back yard you will find lots of decking, a separate screened in gazebo and an above ground pool for all your entertaining needs. Easy commuting to Brockville, Gananoque or Kingston as Hwy 401 is only 5 min away or perhaps a round of golf at the championship Smugglers Glen Golf Course less than 15 min away! This is a property and location you will want to check out so be sure to watch the listing video link and do the virtual tour for a sneak peak before you book your personal viewing!

Extras:
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000