

	303 Tower Rd 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		List: \$629,000 For: Sale																																																						
	Detached Link: N 1 1/2 Storey	Front On: E Acre:	Rms: 9 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xUpper																																																						
Lot: 175 x 264 Feet Irreg: Dir/Cross St: Tower Road / Union Road Directions: From Outlet Rd (County Rd 3) turn onto Union Rd, then right onto Tower Rd and follow to pin 303 on the left.																																																									
MLS#: X12283556 PIN#: 442200060 Fractional Ownership: N Possession Remarks: TBD																																																									
Kitchens: 1 Fam Rm: N Basement: Half / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Year Built: 1991 Apx Sqft: 2000-2500 Assessment: 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: Above Ground 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: Survey Type: Unknown																																																							
Topography: Level, Wooded/Treed Waterfront: None																																																									
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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! Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, pool and all pool related equipment Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000																																																									