



Price: \$297,500	MLS® #: 10606053
Status: Active	Sale Type:
Property For: Sale	Occupancy: Owner
	Waterfront: Yes
Address: 25 OLD MILL RD	
City: LEEDS & THOUSAND ISLANDS, LEEDS, K7G 2V4	
Legal Descr.: CON 3 PT LT 19 REG PLAN 28R4395 PT 1	
District: 02 - Leeds & The 1000 Islands	Age (Yrs):
Zoning: RES	Approx SqFt:
Taxes: 1501	Lot Size: 530' X 200'
Tax Year: 2009	Acreage: 2.4 ACRES
	Side of Road: South
List.Date: 08-AUG-2010	Possession: IMMEDIATE

Directions 401 TO EXIT 645, LEFT ON 32 TO STATION ROAD, LEFT ON HISCOCKS ROAD THEN RIGHT ON HAIG ROAD. TAKE FIRST LEFT ONTO COUNTY RD 14 TO MARBLE ROCK RD. TURN RIGHT ONTO GANANOQUE LAKE RD. KEEP RIGHT ON OLD MILL RD DOWN THE HILL, HOUSE IS FIRST ON RIGHT.

Bedrooms: 4+0	Exterior: Vinyl	Fireplace Type: Gas (Natural), Propane
Bathrooms: 1 \ 0	Roof: Shingles - Asphalt	# of Fireplaces:
Amperage: 100	Foundation: Stone	Exterior Features: Balcony, Patio, Screened Porch, Storage Shed(s)
Access: Municipal Road, Waterfront Owned	Basement: Cellar	Services Avail: Garb Pick-Up, Hydro, Telephone, High Speed Internet
Type: Single Family	Bsmnt Features: Unfinished	Pool:
Style: 2 Storey, Detached	Heating: Forced Air, Furnace, Hot Water Tank	Flooring: Ceramic, Hardwood, Softwood
Property Size: 1.0 -2.99 Acres	Fuel - Heating: Oil	Site Features: Bay / Lake, Conservation, Stream / River, View, Wooded/Treed
Building Age: 51-99	Water Supply: Well - Drilled	Doc's Available: S.P.I.S, Floor Plan
Construction:	Sewer Type: Septic Installed	
Garage: None	Rentals: Propane Tank	
Garage Features: Not Applicable	Hot Water Heating:	
Driveway/Parking: Double Wide	Indoor Features: Built-In Dishwasher, Sauna, Walkout Basement	
# Parking Spaces: 4	Energy Code:	

Waterfront Name: GANANOQUE RIVER	Shoreline: Mixed	Waterfront Features: Dock
Water Frontage: 530		

Chattels Included DISHWASHER, F.P. PROPANE, WINDOW COVERINGS, ALL APPLIANCES EXCEPT MICROWAVE, ALL CEILING FANS, FREEZER & FRIDGE IN BASEMENT, SAUNA
Fixtures Excluded MICROWAVE, WOODEN MIRRORS IN BATHROOM & BLUE ROOM.

Public Remarks PRIVATE, TRANQUIL, PEACEFUL AND CHARMING ARE THE FIRST FOUR WORDS THAT COME TO MIND WHILE SITTING IN THE SCREENED IN PORCH OVERLOOKING THE PICTURESQUE GANANOQUE RIVER. THIS BEAUTIFULLY RENOVATED AND RESTORED HOME BOASTS PINE AND CERAMIC FLOORS, UPDATED KITCHEN CABINETS, MARBLE KITCHEN COUNTERS PLUS ISLAND, AND BRIGHT ROOMS WITH A GORGEOUS RIVER VIEW FROM EVERY WINDOW. THE GAS FIREPLACE IN THE LIVING ROOM AND SAUNA IN THE BATHROOM ARE JUST TWO MORE OF THE MANY WONDERFUL FEATURES OF THIS HOME. EXTENSIVE STONE WORK AND CUSTOM FLAGSTONE WALKWAY LEADING TO A DEEP WATER DOCK. UPDATES INCLUDE ROOF, FURNACE, OIL TANK, CHIMNEY LINER AND SIDING IN THE PAST FEW YEARS. ALL APPLIANCES INCLUDED EXCEPT MICROWAVE. THIS AMAZING PROPERTY IS LOCATED ON A MUNICIPALLY MAINTAINED ROAD ON A PRIMARY SNOWPLOUGH ROUTE. 7 MIN. TO GANANOQUE, 12 MIN. TO THE IVEY LEA BRIDGE, AND 20 MIN. TO KINGSTON MAKE THIS FABULOUS YEAR ROUND WATERFRONT RETREAT MORE THAN DESIRABLE.

Internal Remarks FOR SHOWINGS PLEASE CALL CHERYL MONDAY-FRIDAY BETWEEN 9:00 A.M. AND 4:00 P.M. @ 613-544-4141. AFTER 4:00 P.M. AND ON WEEKENDS PLEASE CALL DON, 613-328-3333, OR JUDY, 613-329-9333.

Floor	Room	Size	Floor	Room	Size
MLEVL	LIVIN	16`2 X 14`2	ULEVL	BEDRM	11`7 X 11`1
MLEVL	KITCH	19`9 X 11`7	ULEVL	BEDRM	11`7 X 8`5
MLEVL	BATH4		MLEVL	BEDRM	13`3 X 11`8
ULEVL	MBED	16`8 X 11`6			

Listing Office: [ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - K147 613 544-4141](http://www.royalpage.ca) Listing Agent: [JUDY DENNEE 613-329-9333](mailto:judy@dennee.com) [judy@dennee.com](http://www.dennee.com/)
[Website: http://www.royalpage.ca](http://www.royalpage.ca) [Website: www.dennee.com/](http://www.dennee.com/)

Listing Agent: [DON DENNEE 613-328-3333](mailto:don@dennee.com) [don@dennee.com](http://www.dennee.com/)
[Website: www.dennee.com/](http://www.dennee.com/)

CSO: **2.5%**

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