

494 SPITHEAD Road, Gananoque, Ontario K7G 2V6

Listing

Client Full
Active / Residential

494 SPITHEAD Rd Gananoque

Listing ID: **40592184**
Price: **\$2,799,900**



Frontenac/Frontenac Islands/04 - The Islands 1.5 Storey/House



Water Body: **St. Lawrence River**
Type of Water: **River**

	Beds	Baths	Kitch
Basement	2	1	1
Main	1	2	1
Second	1	1	

Interboard Listing ID: **X8356334**
 Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **6,255**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **5,000/Other**
 BG Fin SF: **1,255/Other**
 DOM: **8**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,869.98/2023**

Remarks/Directions

Public Rmks: **Discover the epitome of waterfront luxury on Howe Island. This resort-like property boasts a meticulously renovated main house featuring four bedrooms, three and a half bathrooms, and expansive living spaces, all adorned with breathtaking waterfront views. Nestled on serene, landscaped grounds, the estate offers an inviting atmosphere complemented by a large inground saltwater pool, breathtaking views, and a pond with waterfall and fountain. The well-designed guest house mirrors the main residence's elegance, providing additional bedrooms and living spaces for the ultimate waterfront living experience. Unwind in style and embrace the allure of this spectacular waterfront haven. The charming guest house has been successfully used for Airbnb hosting, offering guests a serene retreat with stunning waterfront views. With its prime location and desirable amenities, this property presents an excellent income potential for short-term rentals. Don't miss out on this opportunity to capitalize on the booming vacation rental market.**

Directions: **Highway 2 to Howe Island Ferry, right on Spithead Road**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Direct Water View
Waterfront Features: Riverfront	
Dock Features: Boat Launch	
Dock Type: None	Boat House:
Shoreline: Clean	Frontage: 126.53
Shore Rd Allow: Owned	Exposure: South
Channel Name: Cassidy Bay	Island Y/N: Yes

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Guest House	4	2	1	Yes

Exterior

Exterior Feat: Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Privacy, Private Pond	Roof: Asphalt Shingle
Construct. Material: Vinyl Siding	Prop Attached: Detached
Shingles Replaced: Foundation: ICF	Apx Age: 6-15 Years
Year/Desc/Source: 2013//Other	Rd Acc Fee:
Property Access: Private Road	Winterized:
Other Structures: Other	
Pool Features: Inground, Salt	
Garage & Parking: Detached Garage//Private Drive Single Wide//Circular Driveway	Garage Spaces: 2.0
Parking Spaces: 7	Driveway Spaces: 5.0
Services: High Speed Internet	
Water Source: Drilled Well	Water Tmnt: Reverse Osmosis, UV System, Water Softener
Water Tmnt: Reverse Osmosis, UV System, Water Softener	Sewer: Septic
Lot Size Area/Units: /	Acres Range: 0.50-1.99
Lot Front (Ft): 129.92	Lot Depth (Ft): 345.55
Location: Rural	Lot Irregularities:
Area Influences: Cul de Sac/Dead End, Lake Access, Quiet Area, River/Stream	Land Lse Fee:
View: River, Skyline	Retire Com:
Topography:	Fronting On: South
Restrictions:	Exposure: South

Interior

Interior Feat: Guest Accommodations, Propane Tank, Water Heater Owned, Water Softener, Wet Bar	
Security Feat: Alarm System	
Basement: Full Basement	Basement Fin: Fully Finished
Basement Feat: Walk-Out	
Laundry Feat: Laundry Room, Main Level	
Cooling: Central Air, Radiant Floor	
Heating: Baseboard, Electric, Forced Air, Forced Air-Propane, In-Floor, Radiant	
Under Contract: Propane Tank	Contract Cost/Mo:
Lease to Own: None	
Inclusions: Dishwasher, Dryer, Garage Door Opener, Pool Equipment, Refrigerator, Stove, Washer, Window Coverings	
Add Inclusions: None	

Exclusions: **Done**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 13 PL 375; PT SOUTH ACRES DR PL 375 AS CLOSED BY FR337475; ALL BEING PT 1, 13R11244; FRONTENAC ISLANDS	
Zoning: RR	Survey: None/
Assess Val/Year: \$853,000/2016	Hold Over Days:
PIN: 363120007	Occupant Type: Owner
ROLL: 100102001013427	Deposit: 75000
Possession/Date: Flexible/2024-09-11	
Possession Rmks: TBD	

Brokerage Information

List Date: **05/21/2024**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#) 

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Source Board: Kingston and Area Real Estate Association
Prepared By: Jacqueline Krzywania, Employee
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