



# 4675 County Road 9

\$429,900 MLS®

Fantastic waterfront priced below replacement cost! Enjoy 305 feet of waterfront in this 3 bedroom open concept design with stunning south facing panoramic views of Hay Bay, good deep waterfrontage and a dock for boaters. Home is finished on 3 levels with a guest suite and library on second floor. Main level has spacious principal rooms and master suite with balcony. Lower level has third bedroom, bathroom & huge rec room with walk out to patio and waterfront. Quality finishes include hardwood, ceramic, wood stove, electric fireplace, wrap around deck.



### Room Sizes

- Living Room: 17' x 24'
- Dining Room: 11' x 15'
- Kitchen: 11' x 13'
- Bath 1: 3 Piece
- Bath 2: 2 Piece
- Bath 3: 4 Piece
- Ensuite Bath: 4 Piece
- Master Bedroom: 10' x 15'
- Bedroom: 10' x 11'
- Bedroom: 10' x 17'
- Rec Room: 20' x 32'

### Additional Information

- Style: 1.5 Storey
- Taxes: \$3425 / 2011
- Lot Size: 305' x 1.36 Acres
- Heating: Forced Air Oil
- Parking: Detached Triple Garage, Gravel Driveway
- Flooring: Hardwood, Ceramic, Carpet
- Basement: Fully Finished
- Interior: BI Dishwasher, BI Microwave, CO Detector, Walkout Basement
- Exterior: Deck, Patio, Storage Shed, Landscaped, Waterfront



Danielle Ambrose, Sales Representative  
 Ron Darling, Sales Representative  
 Office: 613-544-4141  
 Danielle: 613-328-0504  
 Ron: 613-328-4952  
[www.wesellkingstonhomes.ca](http://www.wesellkingstonhomes.ca)  
 80 Queen Street  
 Kingston, ON  
 K7K 6W7

