

291 TOWER Road, Lansdowne, Ontario K0E 1L0

Listing

Client Full
Active / Residential

[291 TOWER Rd Lansdowne](#)

MLS®#: 40254594
Price: \$594,900



Leeds and Grenville/Front of Leeds & Seeleys Bay/02 - Front of Leeds & Seeleys Bay

2 Storey/House

	Beds	Baths	Kitch
Main	2	2	1
Second	1	1	

Beds: 3 (3 + 0)
Baths: 3 (3 + 0)
SF Fin Total: 2,499/Other
SF Fin Range: 2001 to 3000
AG Fin SF: 2,499.00/Other
Common Interest: Freehold/None
Tax Amt/Yr: \$3,134/2021

Remarks/Directions

Public Rmks: Beautiful and inviting cedar home located just north of the village of Lansdowne on a private treed, one acre lot. The home is calm and spacious with wood accents, soaring cathedral ceilings and a warm and relaxing vibe throughout. There are two beautiful screened in porches on both the front and the back of the home for bug-free enjoyment of the outdoors. The floor plan of the home starts with an entryway with a small mudroom that opens up to the right into a lovely sitting room - a perfect spot for relaxing with a good book. To the left, there is a large family dining room and stunning kitchen with a centre island. From the dining area and to the back of the house, is a peaceful screened-in porch that is set up perfectly for relaxation. Next to the kitchen is a living room with high ceilings, a propane stove and hardwood floors. This level also has 2 large bedrooms with the main bedroom including a full 4-pc ensuite bathroom as well as an elegant 3-pc bathroom. The second floor has an open concept loft area that is currently set up with an exercise area on one side and office on the other side with a sink and countertop that could become a small kitchen for potential use as an in-law or secondary suite. This level also features a large bedroom with plenty of storage and an amazing walk-in closet. The home has a full basement that is approximately 6 ft tall and has plenty of room for storage and utilities. There is also a unique dog washing station and stairs that lead up and out to the side yard. The home is serviced by a drilled well and septic system, has an on-demand propane generator and a Dog Watch hidden fence system. This is a superb rural location on a quiet road and close to amenities in Lansdowne or Gananoque and only 10 minutes to Charleston Lake boat launch! Offers will be presented on Monday, May 16th at 1 pm

Directions: From Lansdowne, head north on City Rd 3, turn right on Union Rd, turn on Tower Rd. Follow to sign.

Common Elements

Exterior

Exterior Feat:	Landscaped, Porch-Enclosed, Year Round Living		Roof:	Metal
Construct. Material:	Cedar, Wood		Prop Attached:	Detached
Shingles Replaced:		Foundation:	Wood, Wood Frame	
Year/Desc/Source:	//Estimated		Apx Age:	31-50 Years
Property Access:	Municipal Road, Year Round Road		Rd Acc Fee:	
Other Structures:	Shed		Winterized:	Fully Winterized
Garage & Parking:	Private Drive Double Wide//Gravel Driveway		Garage Spaces:	0.0
Parking Spaces:	6	Driveway Spaces:	6.0	
Services:	Cell Service, Electricity, High Speed Internet, Telephone		Sewer:	Septic
Water Source:	Drilled Well		Well Depth Ft:	60
Well Cap Gall/Min:	10	Water Tmnt:	Water Softener	
Lot Size Area/Units:	/	Well Testing:		
Lot Front (Ft):	175.00	Acres Range:	0.50-1.99	
Location:	Rural	Lot Depth (Ft):	250.00	
Area Influences:	Landscaped, School Bus Route, Schools, Shopping Nearby		Land Lse Fee:	
View:	Forest, Trees/Woods		Retire Com:	
Topography:	Flat, Level, Wooded/Treed		Fronting On:	East
Restrictions:			Exposure:	West

Interior

Interior Feat:	Ceiling Fans, Central Vacuum Roughed-in, In-law Capability, Skylight, Sump Pump, Water Heater Owned, Water Softener			
Security Feat:	Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)			
Basement:	Full Basement	Basement Fin:	Unfinished	
Basement Feat:	Walk-Up			
Laundry Feat:	Main Level			
Cooling:	Central Air			
Heating:	Forced Air-Propane, Heat Pump, Hot Water-Propane, Propane			
Fireplace:	1/Freestanding, Propane			
Under Contract:	Propane Tank	FP Stove Op:		
Inclusions:	Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer		Contract Cost/Mo:	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 20 CON 3 LANSDOWNE PT 2 28R7141; LEEDS/THOUSAND ISLANDS	Survey:	Available/
Zoning:	RU	Hold Over Days:	60
Assess Val/Year:	\$323,000/2016	Occupant Type:	Owner
PIN:	44220061	Deposit:	5,000
ROLL:	081281203514704		
Possession/Date:	Other/2022-06-30		

Brokerage Information

List Date: **05/06/2022**
List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**

Source Board: **KAREA**
Prepared By: **TAMMY GURR, Broker**

Date Prepared: **05/06/2022**

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