

3169 COUNTY ROAD 32, Leeds, Ontario K0H 2N0

Client Full
Active / Residential

3169 COUNTY ROAD 32 Leeds

MLS® #: 40257355
Price: **\$849,000**



Leeds and Grenville/Leeds and the Thousand Islands/Leeds and the Thousand Islands

2 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	4	2	

Beds: **4 (4 + 0)**
 Baths: **4 (3 + 1)**
 SF Fin Total: **3,462/Other**
 SF Fin Range: **3001 to 4000**
 AG Fin SF: **3,462.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,270/2021**

Remarks/Directions

Public Rmks: Fantastic rural property with acreage and privacy! The property consists of almost 70 acres of land and is located in a suburb location, just south of Seeleys Bay on Cty Rd 32. The two-story home is spacious and bright with 4 bedrooms on the second floor, with two walk-in closets and two full baths. The main level features a large living room, large kitchen, dining room, laundry room, a bright sitting room/breakfast room and a 2-pc bathroom. There is a covered back deck that extends along the back of the house on this level and is a wonderful space for relaxing and enjoying nature without the bugs. The basement is fully finished with a rec room with a wet bar, office, storage area and full bathroom. The basement has a walk-up to the attached garage and there is also an entrance to the garage from the main level. The gardens around the home are beautifully maintained and full of perennials and large majestic trees. There is a large, detached garage/storage building that has an office and a loft inside as well as another large steel building (former sugar shack) to the south side of the house in the woods. This is the property you have been waiting for – acreage, privacy and a great location! Offers will be presented at 11 am on May 20th. No pre-emptive offers will be considered.

Directions: County Road 32, just north of South Lake. Watch for signs

Common Elements

Exterior

Exterior Feat:	Landscaped, Porch				
Construct. Material:	Brick, Vinyl Siding			Roof:	Asphalt Shingle
Shingles Replaced:	2006	Foundation:	Concrete Block	Prop Attached:	Detached
Year/Desc/Source:	1987//Estimated			Apx Age:	31-50 Years
Property Access:	Municipal Road, Paved Road			Rd Acc Fee:	
Other Structures:	Workshop			Winterized:	Fully Winterized
Garage & Parking:	Attached Garage, Detached Garage//Private Drive Double Wide//Asphalt Driveway			Garage Spaces:	2.0
Parking Spaces:	8	Driveway Spaces:	6.0		
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone				
Water Source:	Drilled Well	Water Tmnt:	Water Softener	Sewer:	Septic
Lot Size Area/Units:	63.970/Acres	Acres Range:	50-99.99	Acres Rent:	
Lot Front (Ft):	2,945.00	Lot Depth (Ft):	1,402.60	Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Ample Parking, Landscaped, Open Spaces, School Bus Route, Shopping Nearby				
View:	Forest, Garden, Hills, Trees/Woods				
Topography:	Hilly, Rocky, Rolling, Wooded/Treed				
Restrictions:				Retire Com:	
				Fronting On:	East
				Exposure:	West

Interior

Interior Feat:	Auto Garage Door Remote(s), Ceiling Fans, Central Vacuum, Water Softener, Workshop					
Security Feat:	Alarm System, Monitored					
Basement:	Full Basement	Basement Fin:	Fully Finished			
Basement Feat:	Walk-Up					
Laundry Feat:	Main Level					
Cooling:	Central Air					
Heating:	Electric Forced Air, Fireplace-Propane, Heat Pump, Wood, Woodstove					
Fireplace:	1/Propane, Wood, Wood Stove					
Under Contract:	Propane Tank				FP Stove Op:	Yes
Inclusions:	Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings					
				Contract Cost/Mo:		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 10 CON 6 LEEDS PT 1 28R6860 & PT 1, 2 & 3 28R11486; S/T LR323637; LEEDS/THOUSAND ISLANDS	Survey:	Available/ 2002
Zoning:	RU	Hold Over Days:	
Assess Val/Year:	\$337,000/2016	Occupant Type:	Owner
PIN:	442360055		
ROLL:	081281601002103		

Possession/Date: **Flexible/**

Deposit: **10000**

Brokerage Information

List Date: **05/11/2022**

List Brokerage: **[ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE](#)** 

Source Board: **KAREA**

Prepared By: TAMMY GURR, Broker

Date Prepared: 05/12/2022

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