

810 PIKE BAY Lane, Leeds, Ontario K0H 2N0

Listing

Client Full
Active / Residential

[810 PIKE BAY Ln Leeds](#)

MLS#: 40198665
Price: \$948,500



Leeds and Grenville/Leeds and the Thousand Islands/Leeds and the Thousand Islands 2 Storey/House

Water Body: **Gananoque Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Bed: **3 (3 + 0)**
Baths: **2 (1 + 1)**
SF Fin Total: **1,818/Other**
SF Fin Range: **1501 to 2000**
AG Fin SF: **1,818.00/Other**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,665/2021**

Remarks/Directions

Public Rmks: **Waterfront cottage or home on beautiful Gananoque Lake with over 4 acres of land! This property features year-round access as well as level access to the water. The house sits close to the water with wide views over the lake. The shoreline is sandy with a shallow entry that gradually gets deeper as you go out. The house features 3 bedrooms, 1.5 baths, an open-concept kitchen and dining area and living room with a wood-burning fireplace. The basement is accessed from outside and gives some additional storage space and also houses the mechanicals of the home. Enjoy views over the lake from the balcony off of the master bedroom on the upper level or from the large deck surrounding the front of the house that offers plenty of space for entertaining. Some other key features of the home include a metal roof, an alarm system, generator, UV filter system and an outdoor shower. The property is expansive and includes a detached double car garage with a workshop and wood stove, a second storage building behind the house with a wood stove and a storage shed - plenty of room for your boat, water toys or snowmobile! This beautiful property gives plenty of room for recreational activities and enjoying life on the water with a large yard, acreage behind the house and a fire pit for cooking or those evening campfires. Located just 15 minutes north of Gananoque on Gananoque Lake. Offers will be presented January 17th at 1 pm. No pre-emptive offers will be considered.**

Directions: **Highway 32 to Deryaw Road, right on Gan Lake Lane, right on Pike Bay Lane to #810**

Common Elements

Waterfront

Features: **Water Access, Waterfront-Deeded**
Dock Type: **Private Docking**
Shoreline: **Natural**
Shore Rd Allow: **None**
Channel Name:

Boat House:
Frontage: **100.00**
Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Fishing, Landscaped, Storage Buildings**
Construct. Material: **Stone, Wood**
Shingles Replaced: **1998** Foundation: **Concrete Block** Roof: **Metal**
Year/Desc/Source: **//** Prop Attached: **Detached**
Property Access: **Private Road** Apx Age: **Unknown**
Other Structures: **Shed, Storage, Workshop** Rd Acc Fee: **Fully Winterized**
Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway** Winterized: **Fully Winterized**
Parking Spaces: **4** Driveway Spaces: **2.0** Garage Spaces: **2.0**
Parking Level/Unit: Parking Assigned: Sewer: **Septic**
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
Water Source: **Drilled Well** Water Trmnt: **UV System**
Lot Size Area/Units: **4.000/Acres** Acres Range: **2-4.99** Acres Rent:
Lot Front (Ft): **100.00** Lot Depth (Ft): **187.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Lake Access, Landscaped, Open Spaces**
View: **Lake, Trees/Woods, Water** Retire Com:
Topography: **Level, Rocky, Wooded/Treed** Fronting On: **East**
Restrictions: Exposure: **East**

Interior

Interior Feat: **Ceiling Fans**
Security Feat: **Alarm System, Security System, Smoke Detector(s)**
Basement: **Partial Basement** Basement Fin: **Unfinished**
Basement Feat: **Walk-Out**
Laundry Feat: **In Basement**
Cooling: **Window Unit**
Heating: **Baseboard, Electric, Electric Hot Water, Fireplace-Wood**
Fireplace: **1/Fireplace Insert, Wood** FP Stove Op: **Yes**
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
Add Inclusions: **Generator, 2 Wood Stoves, Fans, Alarm System & BBQ**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 17 CON 6 LEEDS PT 3 28R1987 & PT 1,2 & 3 28R10201; S/T LR294206; T/W LR165454; LEEDS/THOUSAND ISLANDS & PT LT 17 CON 6 LEEDS AS IN LR145816; T/W LR145816; LEEDS/THOUSAND ISLANDS**
Zoning: **Shoreline Residential** Survey: **None/**
Assess Val/Year: **\$320,000/2016** Hold Over Days:
PIN: **442360122** Occupant Type: **Owner**
ROLL: **081281601006601**
Possession/Date: **Flexible/** Deposit: **10000**

Brokerage Information

List Date: **01/10/2022**
List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**
Source Board: **KAREA**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **01/10/2022**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS#: 40198665

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 0" X 16' 2"	3.66 X 4.93	Laminate
Dining Room	Main	12' 2" X 8' 8"	3.71 X 2.64	Laminate
Living Room	Main	15' 2" X 11' 7"	4.62 X 3.53	Fireplace, Laminate
Bathroom	Main	2' 0" X 6' 9"	0.61 X 2.06	2-Piece, Laminate
Bedroom	Main	12' 10" X 9' 5"	3.91 X 2.87	Carpet
Bedroom	Second	14' 4" X 11' 8"	4.37 X 3.56	Carpet
Bedroom	Second	12' 10" X 8' 4"	3.91 X 2.54	Carpet
Bathroom	Second	9' 3" X 5' 11"	2.82 X 1.80	4-Piece, Laminate