

# FOR SALE

2435 South Shore Road, Napanee



## Remarks

Breathtaking home with gorgeous views of Hay Bay and the sunsets! Take a daily dip in the waters, go for a boat ride or enjoy your time by the firepit in the evenings. Take advantage of your personal waterfront year-round home and enjoy year round activities such as ice fishing, skating, and more! You will be welcomed by a circular gravel driveway and breathtaking water views from the moment you walk through the door. This open concept, carpet free home features cathedral ceilings overlooking the backyard and the bay! Downstairs you'll find a newly finished basement which includes a office, cozy rec room, laundry and storage. There is no better place to call your home!

## Property Details

**BEDROOMS:** 4

**BATHROOMS:** 3

**TAXES:** \$4569.20

**GARAGE:** 1.5 CAR GARAGE

**BASEMENT:** FULLY FINISHED

**EXTERIOR:** VINYL SIDING

**ROOF:** ASPHALT SHINGLE

**HEAT/FUEL:** FORCED AIR/PROPANE

**WATER/SEPTIC:** DRILLED WELL/ SEPTIC

**FEATURES:** CARPET FREE, ENSUITE, DECK,  
WALK IN CLOSET, STORAGE SHED, FIRE PIT



**Shannon McCaffrey**

**Broker Of Record**

Direct: 613-453-8022 | Office: 613-817-8288

Shannon@TheMcCaffreyTeam.ca

www.TheMcCaffreyTeam.ca





# FOR SALE

2435 South Shore Road, Napanee



McCAFFREY REALTY INC.  
BROKERAGE



**FOR SALE** DOM: 4  
 List Date: 5/21/2021  
 Sold Date:

**2435 South Shore RD**  
 Greater Napanee K7R 3K7  
**K21003263**

Residential | Detached | Freehold  
**\$999,900 (LP)**  
**(SP)**



Bungalow					
BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	1	3	0		
Age Range: 11-20 Years		Garage: Yes		Waterfront: Yes	
SqFt Range:		Lot Size: 121.46 x 309.53			
Property Size: 0.5 -0.99 Acres					

District: **Lennox and Addington**  
 Sub-District: **64 - Lennox and Addington South**  
 Zoning: **Residential**  
 PIN: **451030101**  
 Taxes: **\$4,569.20 (2020)**  
 Possession:  
 Access: **Municipal Road**  
 Rentals: **Water Softener**

Legal Desc: **PT LT 19 CON 3 ADOLPHUSTOWN PT 3 29R4625, PT 12, 13 29R1537 PT 1 29R8324; T/W LA 248702; GREATER NAPANEE (AS PER GEOWAREHOUSE)**

**M** **D** Virtual Tour

Virtual Tour Virtual Tour Virtual Tour 2 Virtual Tour 2 Virtual Tour 3

**Hay Bay**  
 WF (ft): **109.93** WF Exp: **North**

WF Features: **Boat Launch, Boathouse, Bunkie/Sleeping Cabin, Stairs to WF**  
 Shoreline: **Rocky**

Ext Finish: **Vinyl Siding**  
 Roof: **Asphalt Shingle**  
 Foundation: **Poured Concrete**

Water	Sewer	Amps
<b>Drilled Well, UV System, Water Softener</b>	<b>Septic</b>	<b>100</b>

Basement	Basement Finish
<b>Full Basement</b>	<b>Fully Finished</b>
Heating Fuel	Heating Type
<b>Propane Gas</b>	<b>Forced Air</b>
FP:	HW Heat: <b>Electric</b>

Driveway: **Single**  
 D/W Details: **Circular, Gravel**  
 Prkg Spaces: **10**

Garage Features:  
**1.5 Car**

Int Features: **Carpet Free, Central Air, Central Vacuum, Ensuite, HRV System, Rec Room, Washer/Dryer Hookup**  
 Ext Features: **Deck, Fenced Yard - Partial, Fire Pit, Porch, Storage Shed**  
 Services: **High Speed Internet, Hydro, School Bus Service, Telephone**  
 Site Infl:

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
				Condo	

**Chattels Included**  
 None

**Fixtures Excluded N/A**

**Public Remarks** Breathtaking home with gorgeous views of Hay Bay and the sunsets! Take a daily dip in the waters, go for a boat ride or enjoy your time by the firepit in the evenings. Take advantage of your personal waterfront year-round home and enjoy year round activities such as ice fishing, skating, ATVing, and more! You will be welcomed by a circular gravel driveway 1.5 car garage and breathtaking water views from the moment you walk thru the door. This open concept, carpet free home is sure to please featuring cathedral ceilings overlooking the backyard and the bay, 3+1 bedrooms and 3 full baths as well as a beautiful primary bedroom with en-suite and walk in closet! Downstairs you'll discover a newly finished basement which includes a bedroom, office, cozy recroom, laundry and ample storage. You will find a multitude of upgrades here; all windows ('21), HVAC ('20), AC ('20), roof ('17), front and patio doors ('21), basement ('19), staircase ('19), master vanity ('20), new bedroom lighting ('19) and so much more. There is no better place to call your home! Book your visit today! As per form 244, Sellers Direction to hold offers until May 28th at 4pm.

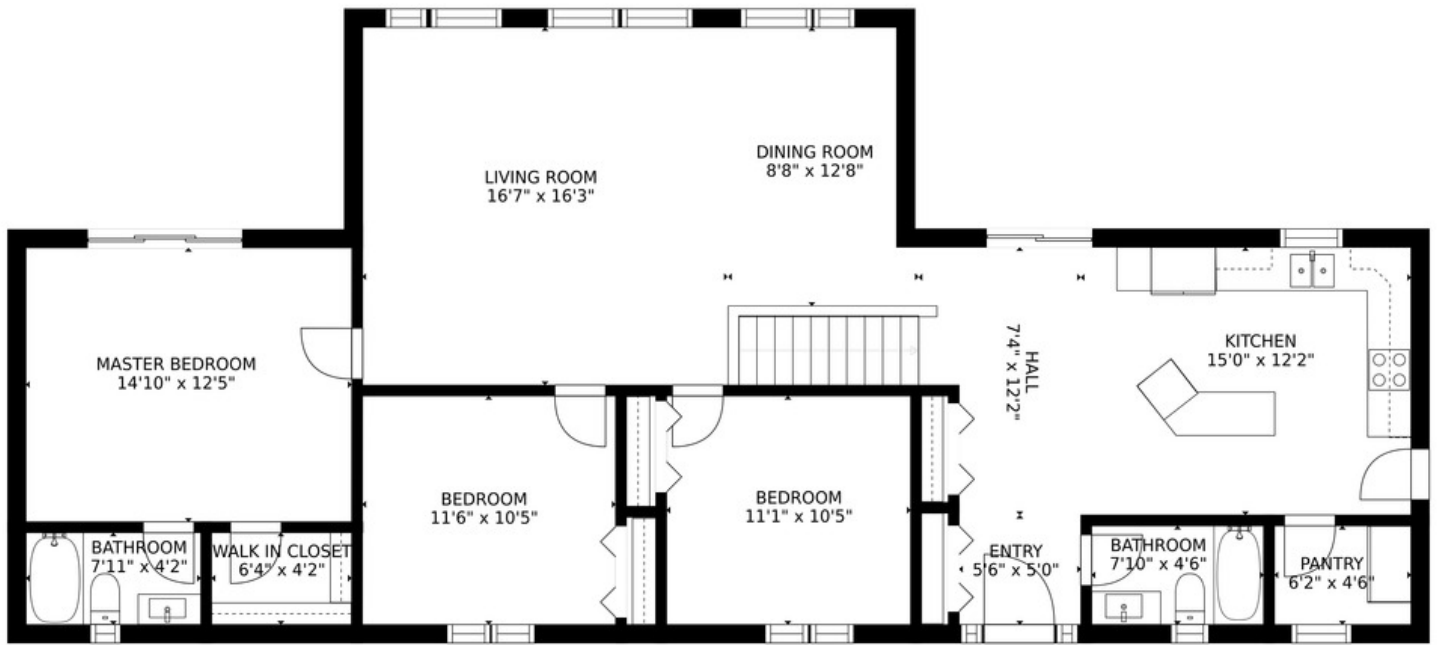
ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
FOYER	MFLR	5.6 x 5.0	Laminate	LIVRM	MFLR	16.7 x 16.3 ft	Laminate	DINRM	BLVL	11.5 x 13.1 ft	Laminate
4PCB	MFLR	7.10 x 4.6 ft	Laminate	PBDRM	MFLR	14.10 x 12.5	Laminate	UTLRM	BLVL	14.10 x 9.4 ft	Unfinished
KITCH	MFLR	15.0 x 12.2 ft	Laminate	4PCE	MFLR	7.11 x 4.2 ft	Laminate	OFFIC	BLVL	14.10 x 7.3 ft	Laminate
PNTRY	MFLR	6.2 x 4.6 ft	Laminate	OTH	MFLR	6.4 x 10.5 ft	Laminate	BDRM	BLVL	14.6 x 12.7 ft	Laminate
DINRM	MFLR	11.1 x 10.5 ft	Laminate	RECRM	BLVL	23.4 x 14.0 ft	Laminate	LAUND	BLVL	10.10 x 17.11	Unfinished

Listing Office 1: **MCCAFFREY REALTY INC., BROKERAGE** Listing Office



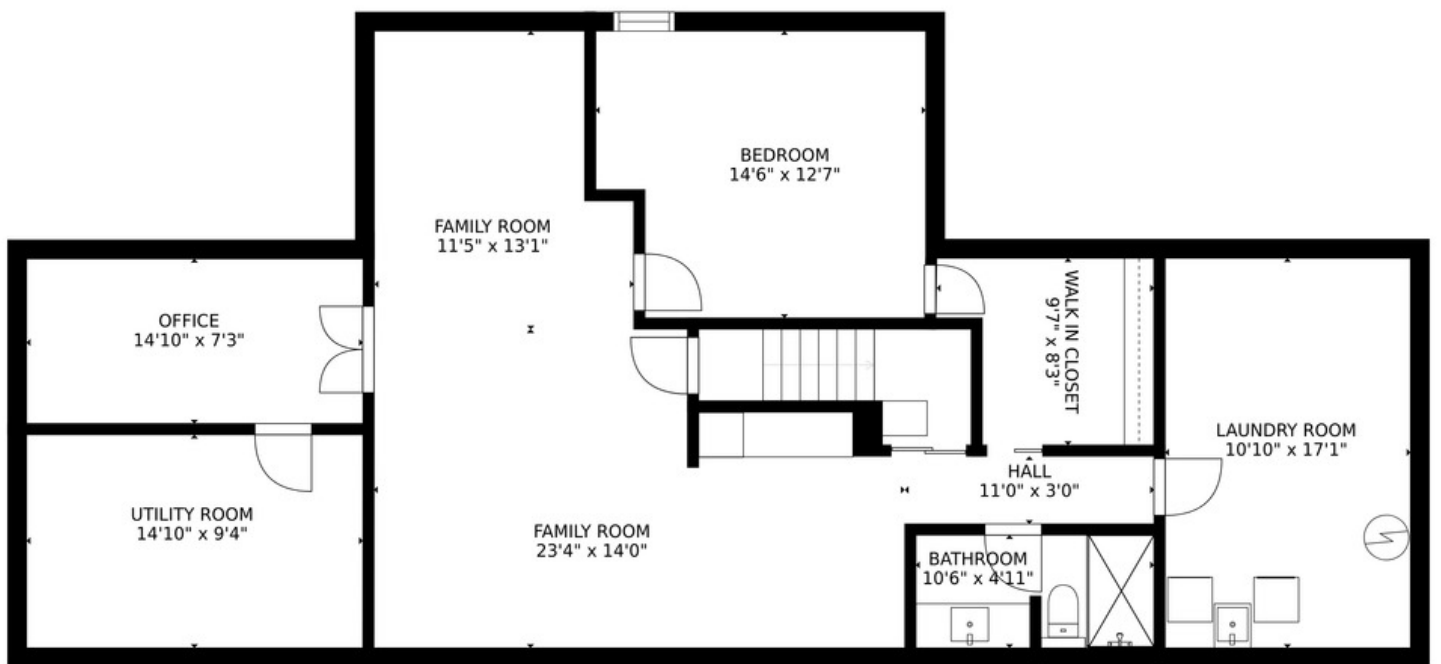
Compliments of: **SHANNON MCCAFFREY - MAIN: +1 613-453-8022**  
 Broker  
 E-mail: [shannon@themccaffreyteam.ca](mailto:shannon@themccaffreyteam.ca)  
 Website: <http://www.themccaffreyteam.ca>  
 Company Name: **MCCAFFREY REALTY INC., BROKERAGE - OFFICE: 613-817-8288**





PRIME VIRTUAL MEDIA

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PRIME VIRTUAL MEDIA

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**PLAN of SURVEY of  
Part of LOT 19, CONCESSION 3,  
Geographic Township of Adolphustown,  
Now in the Town of Greater Napanee,  
COUNTY of Lennox & Addington  
SCALE = 1:400**

10m 0 10 20 30 40m  
**HOPKINS & CORMIER SURVEYING LIMITED  
-2002-**

**METRIC**  
Distances Shown on This  
Plan are in Metres and  
can be Converted to Feet  
by Dividing by 0.3048

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
REGISTRY ACT.

**PLAN 29R-8324**

RECEIVED AND DEPOSITED

DATE: June 12/2002

DATE: June 12, 2002

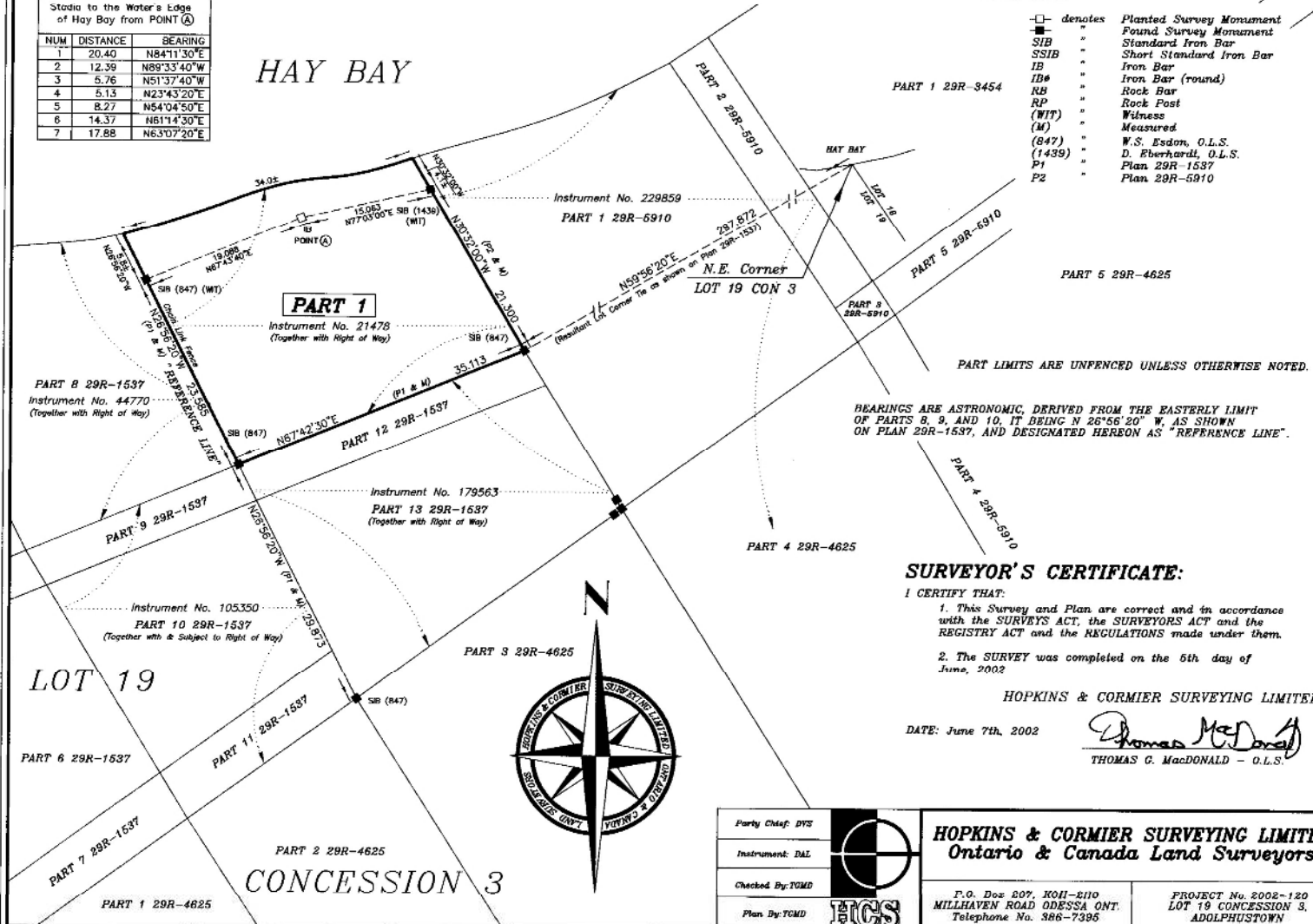
*Thomas G. MacDonald*  
THOMAS G. MACDONALD  
ONTARIO LAND SURVEYOR

*Risa Logan A.D.*  
SIGNATURE

LAND REGISTRAR FOR THE  
REGISTRY DIVISION OF  
(29) LENNOX

SCHEDULE				
PART	LOT	CON.	INST. No.	AREA
1	19	3	21478	944 ± Sqm.

Stadia to the Water's Edge of Hay Bay from POINT (A)		
NUM	DISTANCE	BEARING
1	20.40	N84°11'30"E
2	12.39	N89°33'40"W
3	5.76	N51°37'40"W
4	5.13	N23°43'20"E
5	8.27	N54°04'50"E
6	14.37	N81°14'30"E
7	17.88	N63°07'20"E



**LEGEND:**

- denotes Planted Survey Monument
- " Found Survey Monument
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- IB# " Iron Bar (round)
- RB " Rock Bar
- RP " Rock Post
- RP (WIT) " Witness
- (M) " Measured
- (847) " W.S. Esdon, O.L.S.
- (1439) " D. Eberhardt, O.L.S.
- P1 " Plan 29R-1537
- P2 " Plan 29R-5910

PART LIMITS ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT  
OF PARTS 8, 9, AND 10, IT BEING N 26°55'20" W, AS SHOWN  
ON PLAN 29R-1537, AND DESIGNATED HEREON AS "REFERENCE LINE".

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

1. This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the REGISTRY ACT and the REGULATIONS made under them.
2. The SURVEY was completed on the 6th day of June, 2002

HOPKINS & CORMIER SURVEYING LIMITED

DATE: June 7th, 2002

*Thomas G. MacDonald*  
THOMAS G. MACDONALD - O.L.S.

Party Chief: DVS	
Instrument: DAL	
Checked By: TCMD	
Plan By: TCMD	

**HOPKINS & CORMIER SURVEYING LIMITED**  
Ontario & Canada Land Surveyors

P.O. Box 207, KOH-810  
MILLHAVEN ROAD ODESSA ONT.  
Telephone No. 886-7395

PROJECT No. 2002-120  
LOT 19 CONCESSION 3,  
ADOLPHUSTOWN