



\$719,900



1246 Townline Road, Greater Napanee, Ontario K7R 3K6



We look forward to welcoming you home.

Mark Malinoff
Sales Representative
Direct: 613-561-2317
info@markmalinoff.com
welcomehomekingston.com



Linda Brent
Sales Representative
Direct: 613-328-1299
lindabrent@royallepage.ca
welcomehomekingston.com

Royal LePage ProAlliance Realty
Independently Owned and Operated
80 Queen Street
Kingston, Ontario, K7K 6W7

Property Information

- **Property Type:** Residential
- **Property Style:** Bungalow
- **Beds:** 3
- **Baths:** 1.5
- **Taxes:** \$4,061.98 / 2025
- **Sq. Footage:** 1445.75 ft
- **Lot Size:** 17 acres
- **Year Built:** 1975
- **MLS®:** X13463278



Office: 613-544-4141



Property Description

Welcome to this well-maintained country bungalow on 17 scenic acres with two private ponds, offering privacy, recreation, and versatility. The home features a large eat-in country kitchen, bright living room, 3 bedrooms, and 1.5 baths. The fully finished basement includes a spacious rec room plus a flexible games room, office, or hobby space, along with ample storage. An attached double garage with inside entry and mechanic's pit adds convenience. The heated, insulated 589 sq. ft. detached workshop/garage is ideal for hobbyists or entrepreneurs. Updates include a propane furnace (2026) and roof (2022). Just 7 minutes to all amenities in Napanee. A rare country retreat with endless possibilities.



Property Features

- Ample Parking
- Insulated detached workshop/garage
- Smalltown Feel
- Landscaped Yard
- Sun Filled & Bright Home
- Generously Sized Family Home
- 3 Large Bedrooms
- Quiet, private 17 acre lot
- Large deck
- Perfect Country Home

