

# 449 COLEBROOK ROAD Road, Yarker, Ontario K0K 3N0

Client Full  
**Active / Residential**

**449 COLEBROOK ROAD Rd Yarker**

MLS® #: 40174262  
Price: **\$1,295,000**



## Lennox and Addington/Stone Mills/63 - Stone Mills

**Bungalow/House**



Water Body: **Napanee River**

Type of Water: **River**

|          | Beds | Baths | Kitch |
|----------|------|-------|-------|
| Basement | 2    | 1     |       |
| Main     | 2    | 3     | 1     |

Beds: **4 ( 2 + 2 )**  
 Baths: **4 ( 3 + 1 )**  
 SF Fin Total: **2,070/Assessor**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,070.00/Assessor**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$7,640/2021**

### Remarks/Directions

Public Rmks: **Custom Built Bungalow nestled in the trees with 410 feet water frontage on the Napanee River. Totally private setting on an exceptionally well treed 8 acres, must be visited to see and feel the real beauty. Just 4 years new, this home boasts 2+2 Bedrooms with the Main Floor bedrooms each having their own En-suites, 4 bathrooms in total (3 full/1 half), Main Floor Office & Laundry. The Walkout Lower level boasts in-floor heating and offers a large Rec Room, 2 Bedrooms, a Den, Bathroom and lots of Storage. Outside we have a Side and Back wrap around deck with Screened in Porch in centre Kitchen area. Attached Single+ Garage with stairs to the basement, Plus a Huge Detached Garage 40' x 30' Plus an attached 14' x 16' Potting Shed/Office/Workshop. Only 20 minutes to Kingston, with a local convenience store LCBO only 2 minutes away. Truly a very hard to find property, that must be seen to be appreciated. Offers welcome any time.**

Directions: **From 401, North on County Rd 6 at Odessa, Right on Colebrook Rd.**

### Common Elements

#### Waterfront

Features: **Riverfront**  
 Dock Type: **None**  
 Shoreline:  
 Shore Rd Allow: **Owned**  
 Channel Name:  
 Boat House:  
 Frontage: **410.00**  
 Exposure:  
 Island Y/N: **No**

#### Exterior

Exterior Feat: **Deck(s), Landscaped**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road**  
 Garage & Parking: **Attached Garage, Detached Garage//Private Drive Triple+ Wide, RV / Truck Parking//Gravel Driveway**  
 Parking Spaces: **16**  
 Parking Level/Unit:  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **8.000/Acres**  
 Lot Front (Ft): **383.00**  
 Location: **Rural**  
 Area Influences: **Ample Parking, Landscaped**  
 View: **River, Trees/Woods**  
 Topography: **Wooded/Treed**  
 Restrictions:  
 Foundation: **Poured Concrete**  
 Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **0-5 Years**  
 Rd Acc Fee:  
 Garage Spaces: **3.0**  
 Sewer: **Septic**  
 Driveway Spaces: **13.0**  
 Parking Assigned:  
 Water Tmnt:  
 Acres Range: **5-9.99**  
 Lot Depth (Ft): **993.00**  
 Lot Irregularities:  
 Acres Rent:  
 Lot Shape: **Rectangular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**  
 Exposure: **North, West**

#### Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, In-law Capability, Ventilation System**  
 Basement: **Full Basement**  
 Basement Fin: **Partially Finished**  
 Basement Feat: **Separate Entrance, Walk-Out**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane, Hot Water-Other, In-Floor**  
 Fireplace: **/Living Room, Wood Stove**  
 Inclusions: **Central Vac, Dishwasher, Garage Door Opener, Range Hood, Refrigerator, Stove, Wine Cooler**  
 Add Inclusions: **All-in-One Washer Dryer Combo**  
 FP Stove Op: **Yes**

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 46 CON 2 CAMDEN EAST PT 3, 29R9304; STONE MILLS**  
 Zoning: **Rural residential**  
 Assess Val/Year: **\$592,000/2016**  
 PIN: **450720356**  
 ROLL: **112404004007302**  
 Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Owner**

Possession/Date: **Other/2021-12-03**  
Possession Rmks: **Early Dec or later**

Deposit: **\$25,000**

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**Brokerage Information**

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List Date: **10/07/2021**  
List Brokerage: **[RE/MAX FINEST REALTY INC., BROKERAGE](#)**   
Source Board: **KAREA**

**Prepared By: RICHARD POTTER, Salesperson**  
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