

40-Acre Howe Island Estate

A rare opportunity to own a private waterfront estate. Situated on Howe Island, including 40 acres with 800+ feet of severable shoreline on the Bateau Channel in Cassidys Bay on the mighty St. Lawrence River. The Western border abuts an approximate 200 acre wooded private acreage for added privacy.

Property includes a well appointed custom-built executive 2 + 2 bedroom bungalow, two-story boathouse with elaborate self-contained 2 bedroom suite, 4 bay drive shed, workshop, boat slips, boat lift, and concrete dock complement the natural clean shoreline. The grounds offer a mix of landscaped gardens, a covered pergola overlooking a lily pond, lovely wooded areas to explore, and open fields. Drive directly to the water's edge to launch your boats, canoes, or kayaks.

The principal residence is an expansive bungalow with a fully finished lower level with triple walkouts offering over 4,500 sq. ft. of finished space. The main level features an octagonal great room with post and beam vaulted ceilings, a central double-sided fireplace, and floor-to-ceiling windows. Extensive decking wraps around the home, and a substantial covered gazebo allows you to enjoy your private oasis and water views.

The lower level includes a den, rec. room with a wood-burning fireplace and walkout, office, two spacious bedrooms with garden door walkouts, a 4-piece, and 2-piece bathroom, and storage areas.

It appears three 150 ft waterfront lots may be severed from the property, subject to municipal technical requirements.

Howe Island is located in the heart of the Thousand Islands. Easily accessible by two municipally maintained year-round ferries providing a direct connection to the amenities of Kingston and Gananoque.

When you can work from home, why not live on your own island paradise!

Property Details

ADDRESS: 314 Baseline Road, Howe Island ON K7G 2V6

TYPE: Detached Bungalow

LEGAL DESCRIPTION: PT LT 2 CON NORTH RANGE HOWE ISLAND PT 1 & 2 13R1371 EXCEPT PART 1 13R22342; PART 2 13R 22342;T/W FR253025; FRONTENAC ISLANDS

SQ. FT:	Exterior measurements by the owner indicate 3,750 gross sq. ft. including the garage and gardening room. Interior measurements on the floor plans indicated 2,667 sq. ft. of finished interior space on the main level and 1,950 on the lower level. MPAC indicates the sq. ft. at 2,950.
BEDROOMS:	2 + 2 (with additional 2 bedrooms in boathouse)
BATHS:	5; 1-3pc partial en-suite main, 1-4pc lower (double vanity and shower stall), 2-2pc main and 1-2pc lower
LAUNDRY:	Main floor
BASEMENT:	Full walk out fully finished lower level with a rec room, 2 bedrooms, one and a half baths, library, office and storage room.
AGE:	1987
ELECTRICAL:	200 electrical amp panel with 100 amp breaker in boathouse
FOUNDATION:	Concrete block
EXTERIOR:	Brick with extensive wrap-around decking, metal roof
PARKING:	Double wide gravel circular drive, space for 10+ vehicles
GARAGE:	Attached two car garage with a detached 4 bay garage with insulated workshop

INTERIOR:	Drywall, pine tongue and groove with vaulted post and beam ceilings, pine and tile floors, wood sash and casement windows and a security and central vac systems
LOT SIZE:	835 +/- feet of waterfront x irregular depth (40 +/- acres). The official plan permits three severances based on the property size and frontage, subject to municipal technical requirements.
SHORELINE:	Rocky, clean and natural shoreline in Cassidys Bay, improved by a boathouse with loft suite (2pc powder room, kitchenette, and 2 bedrooms), concrete stationary dock with 2 boat slips (20 ft x 5.6 ft and 29 ft x 10.6 ft) and a boat lift
ZONING:	RU (rural) and LSR (limited service residential)
TAXES:	\$5,494 (2021)
ROLL #:	100102001000910 & 100102001000912
PIN #:	363120354
HEATING:	Electric baseboard heating
FIREPLACE:	Two-sided wood fireplace and wood stove
COOLING:	Ductless AC system with 3 wall mount units
RENTALS:	None
INTERNET:	KOS has a tower near the township office with internet speed ranging from 5-10mb/second. Xplornet offers fixed wireless and satellite connection speed of 10mb/second.
ACCESS:	Toll ferry access to Howe Island with a municipally maintained road. Winter laneway snow plowing was \$960 for the 2020/21 season. Garbage pick-up and mail delivery on Baseline Rd

WATER:	Private well with lake water irrigation system, 2 pumps provide water to buried pop-up sprinkler heads across aprox. 3 acres of manicured grounds
WASTE:	Septic System - last pumped May 14, 2021
HOME INSPECTION:	Full home, well, septic and WETT inspections are available at www.gogordons.com
LOT DESCRIPTION:	Gentle slope towards the waterfront with gated entrance. Detached workshop, garden shed, gazebo, man-made pond, and drive shed. The pasture portion of land is currently farmed by a local farmer for hay, but there is no fixed contract in place, and no rent is paid.
CHATELS INCLUDED:	Built-in dishwasher, oven, microwave, fridge, light fixtures, central vac attachments, Cummins Generator, 2 freezers, window coverings, cupboards and shelving in attached garage, Cannwood dust collection system in workshop, picnic table, deck chairs at waterfront and on dock, canoe rack, boathouse kitchen multi-use appliances, boathouse loft floor model AC
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$200,000
SUGGESTED CLOSING:	45-60 Days

Visit Website:

- Home, Septic, Well + WETT Inspections and Septic Pump Receipt
- Aerial Photo with lot lines
- Full Zoning Provisions + Schedule B
- Severance information and Survey
- Total Property Video, Virtual Tour, Floor Plans



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.