



\$419,900

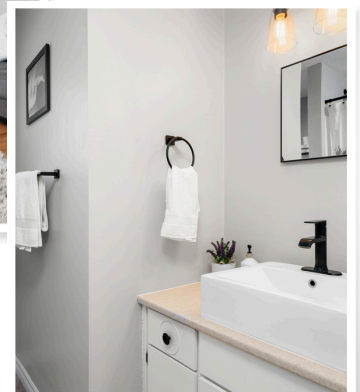
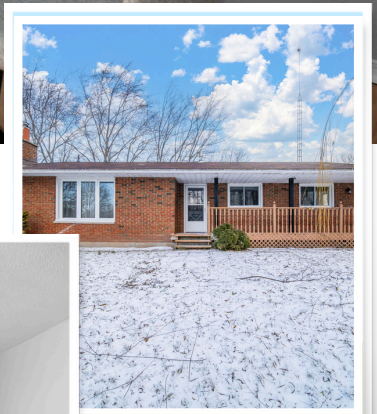
60 DORLAND DR

3 BEDROOM - 1 BATH - 1295 SQ FT

Welcome to single-level living at its finest in Greater Napanee! Step inside to discover a freshly painted interior complemented by modern updates throughout. A new forced air propane furnace and central air (2021) and WETT certified pellet stove in the living room add charm and supplemental heating options. The location is a water lovers dream - the perfect blend of modern convenience and small-town charm, all while maintaining an attractive price point for today's market.

FEATURES DETAILS

- ✓ **New Furnace**
- ✓ **Newer Roof**
- ✓ **Newer Spray Foam in Crawl Space**
- ✓ **New Central Air**
- ✓ **Newer Windows**
- ✓ **Updated Bathroom**



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FEATURES DETAILS & UPDATES

- Deck Maintained with New Stain Yearly Since 2021
- New Exterior Main Door (May 2023)
- New Kitchen Sink Plumbing (January 2023)
- New Soffits, Fascia & Eavestrough at The Back of The House (March 2022)
- Top Half of Chimney Repointed - New Bricks & Mortar (March 2022)
- New Fan Installed In Pellet Stove (June 2022)
- Half of Garage Roof Replaced - other half previously done (October 2022)
- Renovated Main Bath - Toilet, Tub, Sink, Faucet, Dry wall & Plumbing (July 2021)
- New Furnace, A/C and Duct Work Installed (August 2021)
- Fresh Paint on All Walls, Closets Doors & Interior Doors (2021)
- New Interior Door Knobs Updated (2021)
- Kitchen Cabinets Painted, New Hardware & New Faucet (2021)
- WETT Certificate on Living Room Pellet Fireplace (2021)
- New Light Fixtures (2021)
- Some New Trim (2021)
- New Stainless Steel Appliances (2021)
- Xplornet tower for faster speed internet installed (2021)
- Quiet neighborhood with Lakeside walks just minutes away

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- 5 Minute Walk to Hay Bay Boat Launch and Fishing Area
 - 6 Minute to the Glenora Ferry to Picton - Sandbanks, Wineries (Free 10 Min Ferry Ride)
 - 5 Minutes to UEL Heritage Centre, Park Museum & A Sandy Beach
 - 5 Minute to Napanee's Breweries, Wineries and Adolphustown Farm stands
 - 10 Minutes to Wynn Farms
 - 20 Minutes to MacKinnon Brothers Brewery
 - 20 Minutes to Bath ON

Average Hydro Costs \$194.09/Month
Average Propane Costs: \$108/Month
Taxes \$240/Month (\$2874.31 Annually)

Information is to the best of the Sellers knowledge and should be verified by the Buyer.



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