



**\$489,900**

# 6745 HIGHWAY 38

**4 BEDROOM - 3 BATH - 1516 SQ FT**

Fully renovated two-storey home blends comfort, style and convenience. The open-concept kitchen and dining area form the heart of the home, featuring a wood stove. The kitchen boasts warm wood accents, sleek quartz countertops, and a large island. Situated on a generous lot with frontage on two roads, this property offers both privacy and accessibility. The location is simply unbeatable, with amenities such as tennis courts, a boat launch, K& P Trail and a beach!

## FEATURES DETAILS

- ✓ Fronts on two roads
- ✓ Metal Roof
- ✓ WETT certified wood stove
- ✓ Many amenities nearby
- ✓ New furnace and A/C
- ✓ Newer Septic system



**AMY HENDERSON-BOILEAU**  
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## FEATURES DETAILS & UPDATES

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- Metal roof (Half updated in 2024)
  - New sewage pump 2024
  - New Central Air 2024
  - New Hot Water Heater 2023
  - WETT inspection January 2023
  - New Forced Air Propane Furnace 2021
  - New Electrical Panel 2021
  - Fresh Paint
  - Fronts on to two roads
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- 1 Minute to the Beach
  - 1 Minute to Boat Launch
  - 1 Minute to Tennis Courts
  - 1 Minute to Restaurants
  - 1 Minute to K & P Trail
  - 3 Minutes to Foodland Grocery Store
  - 20 Minutes to Kingston
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Average Hydro Costs \$163.83/Month

Average Propane Costs: \$73/Month  
With burning 4 Chords of wood on average

Taxes \$129/Month (\$1549.13 Annually)

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



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