

# **FEATURE SHEET**

**3238 County Road 3,  
(Rednersville Road)**

*Must see VIRTUAL TOUR:*

[http://  
tour.customvirtualtours.ca/5835](http://tour.customvirtualtours.ca/5835)



***125 Feet of Shoreline on the Bay of Quinte***

***Launch your boat right from your own back yard!***

- *Believed by many to be the best lot on Rednersville Road.*
- *125 feet of pristine shoreline situated on the Bay of Quinte.*
- *The lot itself with no home is valued at \$450,000.00.*
- *Located on 2.93 acres with the home sitting mid-point on the lot.*
- *Enjoy a panoramic view with Virtual Tours in High Definition at:*

**<http://tour.customvirtualtours.ca/5835>**

## ***Features:***

- *Mahogany trim throughout this executive home.*
- *Newer kitchen with large eating area, built-in dishwasher, built-in food processor, spice drawer, built-in microwave and oak cupboards.*
- *Kitchen access to a sundeck with a million dollar sunset view.*
- *Good size living room and dining room combination with new windows with an option of a transferrable life-time warranty and complimented with a view overlooking the waterfront.*



## 3238 County Road 3, (Rednersville Road)



### *Features (cont'd)*

- *Waterside faces north and has fabulous sunsets across the Bay of Quinte.*
- *Double car garage with lots of storage cupboards and a newly lined floor.*
- *Direct entry to the house from the garage.*
- *Two bedrooms with carpeting, double closets and a four piece main bath with a bidet and glass block shower are on this level.*
- *A carpeted spiral staircase leads down to the lower level.*

### *Lower Level*

- *This level has potential for an in-law suite.*
- *Ample storage under the stairs.*
- *Cozy and comfortable family room with a flagstone fireplace and quality pine floors.*
- *Walkout to your screened in patio with interlocking stones.*
- *Three bedrooms on this level. The master bedroom having a private walkout to a fenced in 18 X 36 foot in-ground pool.*
- *Off the maser bedroom is a solarium with hot tub and a large sauna.*
- *There is also an additional two piece bath and his and her pool change rooms on this level, with access to the pool area.*



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## *Additional Features*

- *Linen closet with pull out table cloth racks.*
- *Laundry room with two built-in ironing boards.*
- *11 zone irrigation system for lawns.*
- *Reverse osmosis water system and water softener.*
- *Built-in dehumidifier.*
- *New heat pump in 2006.*
- *Central vacuum.*
- *Professional landscaping.*
- *Pool liner five years old, new circulation pump in 2008 and a new solar blanket and cover.*
- *Fully lighted shoreline with seawall and a boat slip with an electric door.*



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*This home is in absolute move-in condition. Tastefully decorated throughout. Look and you will find the many little hidden extras. Must be seen to be appreciated. Dare to compare our value to the competition today!*

*For further information contact . . .*

**CARL WILSON**  
*Sales Representative*

*For your personal and private viewing:*  
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