

Property Information

Welcome to 4277 Maple Drive in Verona!

Nestled on an expansive waterfront lot within a serene rural community, this property offers the perfect blend of tranquility and convenience, located just a short drive away from shopping and grocery options. Merely 30 minutes from Kingston, this enchanting waterfront residence unveils two distinct units, presenting boundless opportunities.

The main level of the house boasts a spacious open-concept kitchen, a formal dining room or den with picturesque lake views, and a charming brick fireplace. Three generously proportioned bedrooms grace this level, including a primary bedroom with his and hers closets, a 3-piece ensuite bathroom, and a breathtaking water view. A well-appointed 4-piece main bathroom is also found on this floor.

Descending to the lower level of the main floor, you'll discover the ultimate recreational haven. This sizable room is adorned with wooden walls complemented by a stone wood stove hearth. Expansive patio doors lead out to an elevated rear deck, and the room is complete with a fully functional wet bar.

The lower level offers three distinct walkouts, a shared laundry room, utility spaces, and a fully finished one or two bedroom, Two-bathroom in-law suite with its own separate entrance and a private deck overlooking the tranquil water. This in-law suite not only provides a cozy living space but also presents potential for generating additional income.

At the rear of the residence, two separate decks, a stone patio, and an open-air fire pit await, all providing captivating views of the stunning Verona Lake. A gentle descent down the hill leads you to your own beachfront area and a private boat dock, offering an idyllic retreat for relaxation and leisure.

Providing a sanctuary of serenity and calmness while remaining within easy reach of urban conveniences, 4277 Maple Drive presents an outstanding prospect for investors and those seeking to add their personal touch to their envisioned dream home, with the added benefit of potential rental income through the in-law suite.

Visit Website:

- Full Home, Septic, Well + WETT Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

Property Details

ADDRESS: 4277 Maple Dr, Verona, Ontario K0H 2W0

TYPE: Detached residential waterfront

LEGAL DESCRIPTION: PT LT 9, CON 11 AS IN FR454240;
PORTLAND

SQ. FT:	2,160 above grade, 1,755 below grade (MPAC)
BEDROOMS:	3+1; 3 on main floor, 1 on basement level with potential for additional on basement level.
BATHS:	4; 4 piece main floor bath, 3 piece ensuite in primary bedroom, 4 piece bath on basement level, 2 piece bath on basement level.
LAUNDRY:	Dedicated laundry room on basement level.
BASEMENT:	Full, walkout, fully finished, houses separate apartment / in-law unit.
AGE:	54 years (1969).
ELECTRICAL:	200 amp breaker panel.
ROOF:	Steel.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, vinyl, cement.
CEILINGS:	Drywall, plaster
WINDOWS:	Vinyl, metal.
EXTERIOR:	Brick, vinyl siding, wood.
INTERIOR:	Drywall, wood, stone.
PARKING:	Private circular driveway.
LOT SIZE:	179.91'x274.91'

SHORELINE:	Sand, vegetation, private boat dock.
ZONING:	UR1
TAXES:	\$4635.61 (2023).
ROLL #:	102908009019400.
PIN #:	361480255.
HIGH SPEED INTERNET:	Available (cable).
HEATING:	Forced air propane, wood.
COSTS:	Propane - \$4,400/yr., Hydro - \$2,200/yr.
COOLING:	None.
RENTALS:	None.
WATER:	Private drilled well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at www.gogordons.com .
LOT DESCRIPTION:	Waterfront, mature trees, landscaped, sloping.
CHATELS INCLUDED:	2 refrigerators, 2 stoves, 2 dishwashers, 2 bar fridges, wine fridge, washer, dryer.
FIXTURES EXCLUDED:	Television.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible, 30-45 days preferred.