



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 163 Main Street, nestled in the charming village of Seeley's Bay, approximately 25 miles northeast of Kingston. This well-maintained, all-brick bungalow offers 3 bedrooms and 1.5 bathrooms, providing comfortable small-town living in the heart of the beautiful Rideau Lakes.

Step inside to a bright and inviting layout designed for easy one-level living. The living room and adjoining dining area are highlighted by vaulted ceilings and large windows, creating an open and airy feel. The kitchen offers ample cabinetry, a convenient eat-in area, and direct access to the rear yard—perfect for everyday living and entertaining.

The home features three well-sized bedrooms, a 3-piece main bathroom, and an additional 2-piece bathroom. A spacious laundry area—complete with sink and cabinetry—adds convenience, along with a dedicated utility space.

Outside, the property provides generous outdoor space ideal for gardening, recreation, or simply relaxing in the peaceful surroundings. An attached one-car garage with inside entry and side access to the driveway adds everyday convenience and extra storage.

Seeley's Bay is known for its welcoming community and exceptional access to outdoor recreation. A popular hub for boating, fishing, paddling, and hiking, the area offers access to four lakes and local amenities within walking distance. Nature enthusiasts will appreciate nearby trails such as Rock Dunder Nature Reserve.

This property blends relaxed village living with access to some of Eastern Ontario's most sought-after waterways.

# Property Details

**ADDRESS:** 163 Main St, Seeley's Bay ON, K0H2N0

**TYPE:** Single-family detached

**LEGAL DESCRIPTION:** LT 11 PL 5 TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

SQ. FT:	1,511' above grade (MPAC)
BEDROOMS:	3
BATHS:	2; 3-piece, 2-piece
LAUNDRY:	Yes, with laundry sink and cabinetry
BASEMENT:	None - Slab-on-grade
AGE:	1987 (42 years)
ELECTRICAL:	200-Amps Breakers
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORING:	Laminate
INTERIOR:	Drywall, stucco ceilings
EXTERIOR:	Brick
PARKING:	Single wide paved driveway, 3 car parking
GARAGE:	Attached single wide with inside & side entry
LOT SIZE:	66.0 ft. X 165.0 ft.
OUTBUILDINGS:	Garden shed
ZONING:	RH – Hamlet Residential
TAXES:	2,081 (2025)
ROLL / PIN #	081281601014000/ 442950112

HEATING:	Electric baseboard heaters
INSPECTIONS:	Available at <a href="http://gogordons.com">gogordons.com</a>
COOLING:	None
RENTALS:	None
WATER:	Drilled Well- newly installed UV unit & well head extension with vermin proof conduit cap.
WASTE:	Private Septic
LOT DESCRIPTION:	Private, mature trees, fully fenced
CHATELS INCLUDED:	Fridge, stove, hood fan, dishwasher, washer, dryer (all as in condition)
FIXTURES EXCLUDED:	None
SUGGESTED CLOSING:	Immediate

## Visit Website:

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