



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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 72 McCabe Street in Napanee—an exceptional custom-built home designed for comfort, efficiency, and thoughtful living.

From the moment you step inside, you'll notice the quality craftsmanship and warm finishes that define the space. A spacious entranceway opens to a bright den (music room or fourth bedroom) on the right followed by a thoughtfully designed message centre. The kitchen, dining, and living room then flow harmoniously together in an inviting open plan. The heart of the home is the kitchen featuring a large island with cherry cabinetry and a rich walnut top, ideal for entertaining. This is complemented by off-white maple cabinetry throughout the rest of kitchen. Just off the dining room, a bright sunroom invites you to relax and unwind, complete with vinyl windows that telescope up and down to allow a seamless indoor to outdoor transition. The living room offers a cozy gathering space, highlighted by a gas fireplace and a built-in corner unit.

Designed with wheelchair accessibility in mind, the rest of the main floor features wide halls and 32-inch doorways leading to the large primary bedroom, 4-piece ensuite, and walk-in closet, as well as to a laundry room/ mud room with a large sink, plenty of storage and a coat closet.

Upstairs you will find two additional spacious bedrooms, one with a cathedral ceiling, as well as a large bathroom and linen closet. The large upstairs hall is bathed in light from a solar tube and features a floor to ceiling built-in bookcase and room for a cozy reading nook.

The finished basement extends your living space with a large open room, perfect for hosting gatherings or family movie nights. A built-in wall unit further enhances the space. There is also a workshop that could be repurposed as a gym or kid's space, as well as a two-piece bathroom with a rough-in for a shower or bath. If one were to convert the window in the workshop to an egress window, this room would make an awesome bedroom/living space for a teen or young adult. The ceiling has already been insulated to muffle sound, and the bathroom is ready for the addition of a tub/shower.

Outside, the partially fenced backyard with mature trees offers another space to enjoy—a stone patio, a grassy area and a flower garden shaded by mature trees.

This home also includes several standout features not often found in homes: an ICF (Insulated Concrete Form) foundation for both the basement and main floor, providing exceptional energy efficiency and durability; a full-house surge protector for peace of mind during electrical events; a water softener system with a bypass for cold water at the kitchen sink; and a standard sump pump paired with a secondary siphon-style backup pump to ensure protection even during power outages.

Blending comfort, innovation, and quality construction, this Napanee home is truly a rare offering, ready to welcome its next owners.

Property Details

ADDRESS: 72 McCabe St, Greater Napanee, K7R3P6

TYPE: Single-Family Detached Residential

LEGAL DESCRIPTION: LOT 6, PLAN 29M-1, GREATER NAPANEE

SQ. FT:	1,832' above grade, 1,379' below grade (MPAC)
BEDROOMS:	3 + den; master & den on main floor, 2 beds on 2 nd floor
BATHS:	4; 2-piece and 4-piece ensuite on main floor, 4-piece on 2 nd floor, 2-piece with rough-in for shower/bath in basement
LAUNDRY:	Laundry/mud room on main floor with sink, closet, and built-in storage
BASEMENT:	Full, finished
AGE:	15 years (2011) (MPAC)
ELECTRICAL:	200-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Insulating concrete forms (also for first floor)
FLOORS:	Hardwood, tile, concrete
CEILINGS:	Drywall, ceiling tiles (in basement)
WINDOWS:	Vinyl
EXTERIOR:	Stone, vinyl siding
INTERIOR:	Drywall
PARKING:	Private, paved, double wide, 4-car
GARAGE:	Attached, double car
LOT SIZE:	55.80' by 105.51' (GeoWarehouse)
ZONING:	R2- Residential Type 2

TAXES:	\$4,816.41 (2025) Assessed Value 2025: \$318,000
ROLL #:	112112002001230
PIN #:	451130568
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central air conditioning
COSTS:	Averages: Hydro One \$99.18/month; Napanee Utilities: \$108.18/month; Enbridge Gas \$85/month; Enercare hot water heater rental: \$46.18/month
RENTALS:	Hot water tank
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Partially fenced
INCLUSIONS:	Fridge, stove, hood fan, dishwasher, microwave, chest freezer, dehumidifier, washer, dryer
FIXTURES EXCLUDED:	Vacuum cleaner, floor lamp
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

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