



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 101 Hinchinbrooke Rd North in Verona — a rare waterfront retreat on the serene shores of Howes Lake, offering just under 25 acres of exceptional privacy and natural beauty.

This expansive property is designed for those who value space, comfort, and the outdoors. Surrounded by mature trees and lush landscaping, the grounds feature manicured gardens, vibrant flower beds, a fenced yard perfect for pets, a cozy firepit area ideal for relaxing evenings under the stars, and much more.

Inside, the home is equally impressive. With 7 spacious bedrooms, 6 bathrooms, and decks on every level of the home, there is room for family and guests alike. The kitchen is built for both everyday living and entertaining, featuring an expansive island and an abundance of cabinet space to meet all your culinary needs. A stunning stone fireplace stretches grandly from the first floor to the top level, creating a striking focal point and warm ambiance throughout. The main floor also features a primary bedroom with a 4-piece ensuite for the most convenient accessibility. Two wood-burning fireplaces add comfort and character throughout the home — one in the main floor living room and another in the walk-out basement's entertainment area. For ultimate relaxation, the home also includes a sauna and shower room in the basement, perfect for utilisation whether you're coming in from the patio, backyard oasis, or a day out on the lake.

Outbuildings and storage are plentiful, including a carport, a single detached garage, and an additional detached structure with both double-wide and single-wide garage spaces. Above this building, you'll find a fully equipped in-law suite complete with a kitchenette and its own 3-piece bathroom — ideal for extended family, guests, or potential rental income. A scenic trail winds through the property, leading to a charming bunkie with picturesque views of the water and your private dock, complete with electricity and even a lakeside sauna — everything you could ask for to fully embrace waterfront living.

This one-of-a-kind property seamlessly blends luxury, functionality, and the tranquility of nature — an extraordinary opportunity to own your own private lakeside escape.

Property Details

ADDRESS: 101 Hinchinbrooke Road North, Verona, ON, K0H 2W0

TYPE: Single Family Detached On Water

LEGAL DESCRIPTION: PART LOTS 5 & 6 CONCESSION 13

PORTLAND, PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 13R17032,

EXCEPT PARTS 1 TO 19

13R21492; S/T RIGHT IN FR200615; S/T FR109379; FR242017,

POP10849 TOWNSHIP OF SOUTH FRONTENAC

SQ. FT:	2,997' above grade, 1,554' below grade (MPAC)
BEDROOMS:	7; 1 on main, 3 on 2 nd floor, 1 on main floor, 2 in basement
BATHS:	6; 2-piece and 4-piece on main, two 3-piece and 4-piece on 2 nd floor, 3-piece in basement
LAUNDRY:	Laundry room on main floor with sink and storage
BASEMENT:	Full, finished, walk-out
AGE:	22 years (2004) (MPAC)
ELECTRICAL:	200-amp breaker panel
ROOF:	Metal
FOUNDATION:	Insulating concrete forms
FLOORS:	Hardwood, carpet, tile, vinyl
CEILINGS:	Stucco, drywall, wood panel, ceiling tiles
WINDOWS:	Vinyl
EXTERIOR:	Stucco, stone, vinyl
INTERIOR:	Drywall
PARKING:	Private, gravel, 10-car
GARAGE:	2 detached garages (double wide & single wide with 2-bedroom in-law suite, and single wide), 1 carport (double wide)
LOT SIZE:	73.17' by 155.18' (irregular); 24.78 ac (GeoWarehouse)

ZONING:	RU – Rural Zone
TAXES:	\$7,741.53 (2025)
ROLL #:	102908005017000
PIN #:	361490704
HIGH SPEED INTERNET:	Available
HEATING:	Forced air propane, boiler, heat pump, wood stove, electric baseboard heaters (in-law suite), space heaters (in-law suite)
COOLING:	Central air conditioning
COSTS:	Hydro: \$475/month, Fuel: \$1305/month
RENTALS:	None
WATER:	Private well
WASTE:	Septic bed
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Waterfront
INCLUSIONS:	Stair lift, barbecue, credenza in basement, fridge, stove top, microwave, wall oven, dishwasher, washer, dryer, fridge in in-law suite above garage (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

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