GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 679 Palace Rd in Napanee, a distinctive waterfront property offering an exceptional blend of character, space, and year-round enjoyment along the Napanee River.

A charming stone walkway leads to the front of the home, where a covered porch welcomes you inside. The main level features a warm living/dining room complete with a gas fireplace and elegant double glass French doors. The open-concept kitchen flows seamlessly into a second living/dining area at the rear of the home, where an abundance of windows fills the space with natural light and offers beautiful views of the backyard. A striking brick-encased centre-counsel gas fireplace creates a welcoming focal point, while a skylight in the kitchen adds even more natural light. The stove is also beautifully brick-encased, adding character and cohesion to the space. The rear living area opens onto a balcony, creating an ideal spot to enjoy the surrounding views.

A convenient side entrance leads to the laundry room, storage room, and garage, providing excellent functionality for everyday living. Upstairs, a skylight brightens the second floor, which offers three bedrooms. The spacious primary bedroom features a private ensuite with a Jacuzzi tub as well as its own balcony overlooking the backyard.

The walk-out basement provides even more living space, featuring a third gas fireplace and sliding doors that lead directly to the back patio. Two additional bedrooms are located on this level, including one with its own ensuite bathroom—perfect for guests, extended family, or flexible living arrangements.

Step outside to your private backyard oasis, complete with an in-ground pool, full fencing, and a storage shed. Beyond the fenced yard, continue walking to reach the Napanee River and enjoy the exceptional setting this waterfront property provides. An irrigation system draws water from the river for gardening, adding convenience for maintaining the outdoor spaces.

679 Palace Rd truly offers a rare opportunity to enjoy both the comforts of home and the appeal of waterfront living.

PROPERTY DETAILS

ADDRESS: 679 Palace Rd, Napanee, ON, K7R1A6
TYPE: Single Family Detached on Water
LEGAL DESCRIPTION: PT LT 22 CON 7 FREDERICKSBURGH AS IN LA211483; GREATER NAPANEE

SQ. FT:	2,088' above grade, 1,744' below grade (MPAC)
BEDROOMS:	5 beds; 3 on 2nd floor (primary has ensuite), 2 in basement (1 bed has ensuite)
BATHS:	4; 2-piece on main, 4-piece on 2nd floor, 4-piece ensuite off primary bed on 2nd floor, 3-piece ensuite in basement
LAUNDRY:	Main floor laundry room with sink and storage
BASEMENT:	Full, finished, walk-out
AGE:	53 years (1973) (MPAC)
ELECTRICAL:	200-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Masonry block
FLOORS:	Vinyl, hardwood, tile, carpet
CEILINGS:	Drywall, stucco, wood panel, ceiling tiles
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl
INTERIOR:	Drywall, wallpaper, wood panel
PARKING:	Paved, private, single-wide, 3-car
GARAGE:	Attached, 1.5 wide, with automatic garage opener
LOT SIZE:	84.0 ft by 382.3 ft (GeoWarehouse)
ZONING:	R1-7-Residential

PROPERTY DETAILS *continued*

TAXES:	$6,609.40 (2026)
ROLL #:	112112002024700
PIN #:	450870069
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard, forced air gas, electric space heaters
COOLING:	Central air conditioning
COSTS:	Average: Water-sewer, Enbridge, Hydro, Reliance (rentals): $600-$700 /month
RENTALS:	Furnace/ AC and Hot Water Tank (by Reliance)
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Waterfront on Napanee River, in-ground pool, fully fenced, gardens, mature trees
INCLUSIONS:	Fridge, hood fan, stovetop, built-in oven, microwave, dishwasher, fridge and freezer in storage room, washer and dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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- Full Zoning Provisions
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One team.
Every detail.



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