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

Set on over 40 acres of picturesque riverfront land, 8900 County Road 2 offers a rare opportunity to embrace the beauty, privacy, and tranquility of country living. With expansive river frontage, mature trees, established gardens, and wide-open spaces, this exceptional property provides a serene rural retreat just a short drive from the amenities of Napanee.

This two-storey detached home offers a functional layout with plenty of room for family living. Four bedrooms are situated on the second floor, including a primary bedroom with a private three-piece ensuite, while a full family bathroom serves the additional bedrooms. A convenient two-piece powder room and main-floor laundry add to the home's everyday practicality. The walkout basement offers additional living and storage space, with exciting potential to customize to suit your needs.

While the home would benefit from cosmetic updates and modern touches, it presents an excellent opportunity to bring your own vision to life and create a truly personalized country residence. An attached double-car garage and expansive curved driveway provide ample parking for family, guests, and recreational vehicles.

Acreage, riverfront beauty, privacy, and endless potential come together in this remarkable rural offering. Whether you're dreaming of a peaceful family retreat, a country lifestyle surrounded by nature, or a property with room to grow, 8900 County Road 2 is a rare find.

PROPERTY DETAILS

ADDRESS: 8900 COUNTY RD 2, NAPANEE, K7R3L1
TYPE: Single Family Residential Detached on Water
LEGAL DESCRIPTION: PT LT 11 CON 1 RICHMOND AS IN LA92668; S/T PL1093; GREATER NAPANEE

SQ. FT:	2,140' above grade, 1,134' below grade (MPAC)
BEDROOMS:	4 (second floor)
BATHS:	3; 1(2pc) Main floor, 1(4pc) Second floor, 1(3pc) Second floor ensuite
LAUNDRY:	Laundry closet, main floor
BASEMENT:	Full, walk-out, unfinished
AGE:	58 Years (1968) (MPAC)
ELECTRICAL:	Glass fuse panel
ROOF:	Asphalt shingles
FOUNDATION:	Masonry block
FLOORS:	Wood, carpet, tile, vinyl
CEILINGS:	Drywall, wallpaper
WINDOWS:	Vinyl
EXTERIOR:	Vinyl siding
INTERIOR:	Drywall or plaster, wallpaper
PARKING:	Single curved gravel drive, approx. 8+ cars
GARAGE:	Double wide, attached
LOT SIZE:	530.0 ft x 2427.49 ft irregular; 43.037 ac (GeoWarehouse)
ZONING:	PA – Prime Agriculture

PROPERTY DETAILS *continued*

TAXES:	$5206.80 (2026)
ROLL #:	112106001009900
PIN #:	450990053
HIGH SPEED INTERNET:	Available
HEATING:	Baseboard, electric
COOLING:	N/A
COSTS:	Averages per month: Heat and hydro: $233.33, Culligan water softener: $66.61
RENTALS:	Hot water tank (electric) (Reliance $15/month)
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Riverfront, private, mature trees, gardens
INCLUSIONS:	Fridge, stove, hood fan, washer, dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of sale price
SUGGESTED CLOSING:	Immediate

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One team.
Every detail.



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