



**JUST LISTED**

**301 County Road 8  
Napanea ON**



3  2 full  1157  ft<sup>2</sup>





301 County Road 8 is a 3-bedroom bungalow ready for its next family.

The backyard backs onto open pasture with no rear neighbours — a screened gazebo, deck off the dining room with large umbrella, garden shed, mature silver maples, Cortland apple tree, and perennial gardens make it a yard built for families. Spring & summer evenings bring fireflies over the pasture and a chorus of frogs from the nearby pond; mornings open to birdsong and open-field sunrise views from the primary bedroom. The wide driveway leads to a detached 22'x15.5' garage with room to open all the car doors and add a workbench at the end. The basement has a separate entrance, full bathroom, and a large rec room with a 2026 electric fireplace insert. Recent updates: metal roof, updated basement windows, and 2026 improvements including full basement waterproofing with transferrable warranty, new sump pump, and new owned hot water tank. Walking distance to Southview Public School and Napanee Golf and Country Club. Close to L&A County Hospital. Five minutes to downtown, 4 km to the 401.

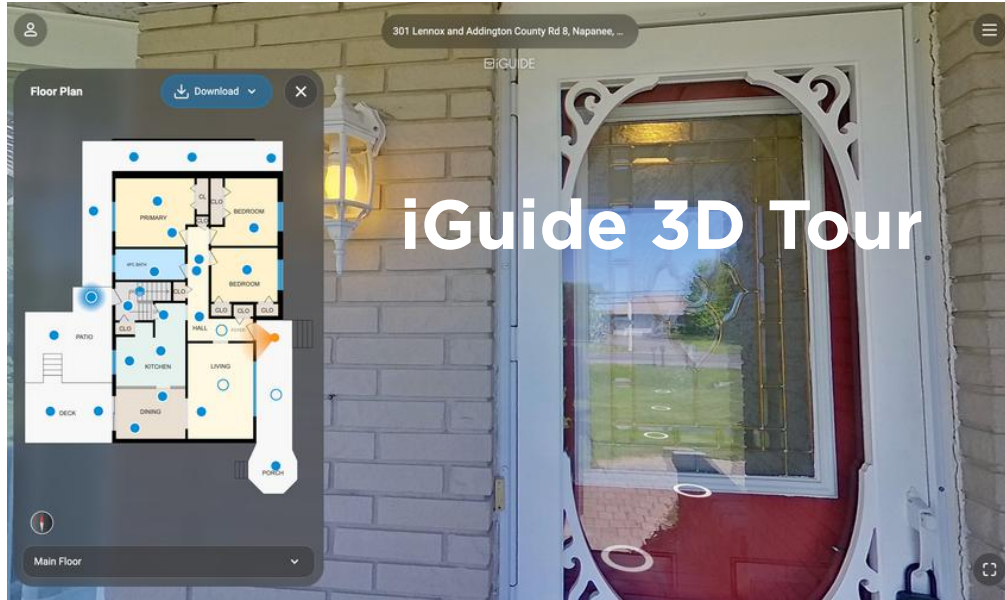




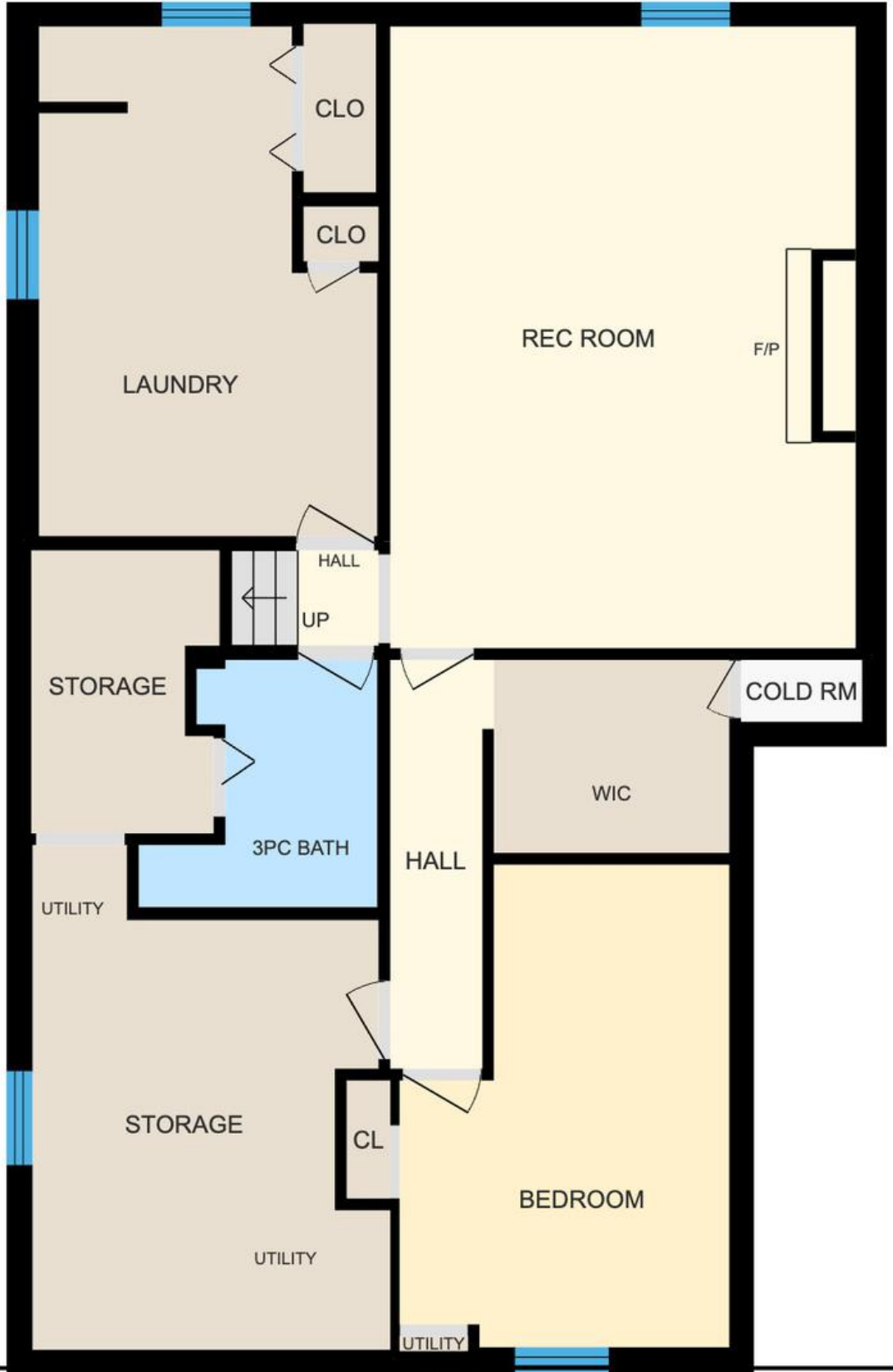
urable metal roof, updated basement windows, and 2026 updates (full basement waterproofing with a transferrable warranty; new sump pump; and a new owned hot water tank) mean the next owners can settle in without a list of things to fix. Walk to Southview Public School and the Napanee Golf and Country Club. L&A County Hospital is close by. Five minutes to downtown and all major amenities, 4 km to the 401. Napanee sits between Kingston and Belleville on the 401 corridor, putting you within easy reach of Toronto, Ottawa, and Montreal - connected to everywhere

**Inclusions:** Fridge, Stove, Washer (as is), Dryer, Microwave, Window Coverings, TV cabinet in rec room, Shelter for a mower south of garage, Gazebo, Garden Shed, Well Shed.

**Listing Contracted With:** RE/MAX FINEST REALTY INC., BROKERAGE **Ph:** 613-389-7777









Lynn Wyminga  
REALTOR™

lynn@lwrealty.ca  
lwrealty.ca  
343-989-1550



Lynn & Lorna  
REAL ESTATE



**REMAX**  
**FINEST REALTY**  
INC. - BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

Lorna Willis  
Broker

lorna@lwrealty.ca  
lwrealty.ca  
613-389-1005



1329 Gardiners Road, Suite 105, Kingston, ON K7P 0L8

Each Office Independently Owned and Operated.

