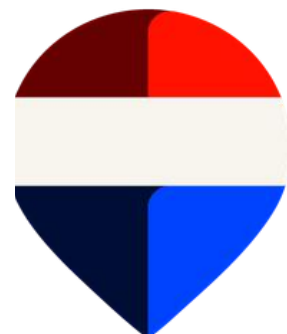




Napanee Bungalow

301 County Road 8



3  2 full  1157  ft²





301 County Road 8 is a 3-bedroom bungalow ready for it's 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.





301 County Rd 8
Greater Napanee Ontario K7R 3K6
 Greater Napanee 58 - Greater Napanee Lennox & Addington
SPIS: No **Taxes:** \$2,833.98/2025 **DOM: 22**
 Detached **Front On:** E **Rms:** 13
Link: N **Acre:** < .50 **Bedrooms:** 3
 Bungalow **Washrooms:** 2
 1x4xMain, 1x3xBsmt
Lot: 100 x 150 Feet **Irreg:**
Dir/Cross St: County Road 8 and Golf Course Lane
Directions: County Road 8 south of Southview Public School

MLS#: X13419514 **PIN#:** 451140009
Possession Remarks: Immediate
Legal: CON 6 PT LOT 17 RP 29R186 PART4

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1973 Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp: Lower Rural Services: Cable Available, Cell Services, Electricity	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Private Double Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Rec Centre, School, Bus Route Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Workbench Security Feat: Alarm System, Smoke Detector	Zoning: RR Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Well Water Supply Type: Artesian Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Not Subject to HST Sale Price: Oth Struct: Garden Shed, Gazebo, Shed Survey Type: Unknown
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Connected, Garbage Pickup, Internet High Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone Available

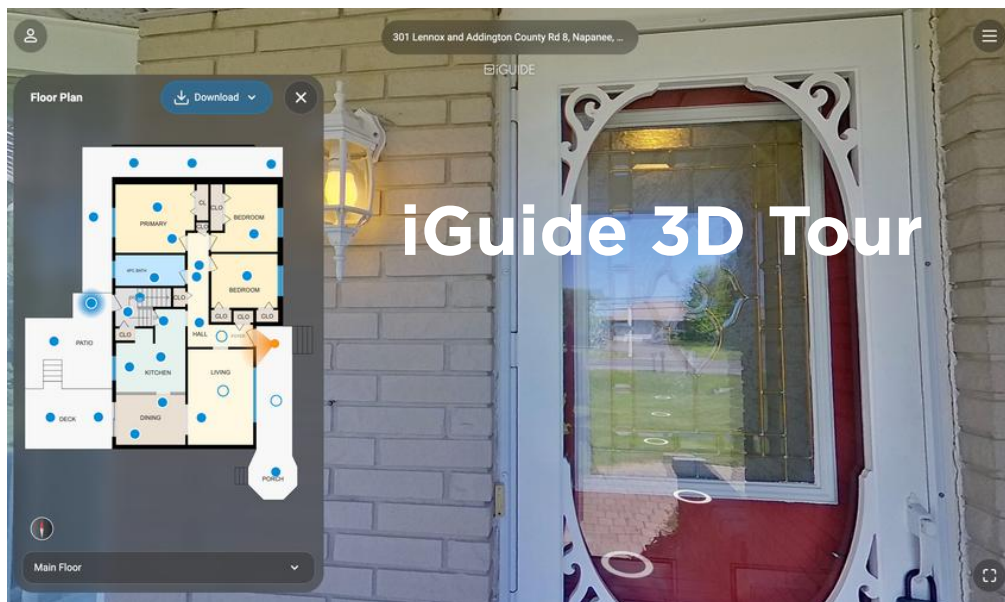
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.73	x 15.65	
2	Dining	Main	11.38	x 8.23	W/O To Deck
3	Kitchen	Main	11.38	x 13.78	
4	Bathroom	Main	11.38	x 5.05	4 Pc Bath
5	Prim Bdrm	Main	12.99	x 11.19	
6	2nd Br	Main	10.93	x 11.02	
7	3rd Br	Main	10.86	x 8.79	
8	Laundry	Lower	10.83	7.61 x 16.27	
9	Bathroom	Lower	14.86	x 7.91	3 Pc Bath
10	Rec	Lower	10.53	x 19.85	Fireplace
11	Exercise	Lower	11.45	15.42	
12	Utility	Lower		x 16.14	Combined W/Workshop
13	Other	Lower	7.51	x 6.17	

Client Remks: Some homes are just houses. This 3-bedroom, 2-full bathroom bungalow has been a family's world for decades - a place where kids grew up with a big backyard, open pasture at the back fence, and no rear neighbours. Now it's ready for the next family to do the same. Summer evenings here have a rhythm. As the light fades over the pasture, the fireflies come out and the frogs begin their chorus from the nearby pond - the kind of sound that drifts through the bedroom window and puts you to sleep better than anything else. Come morning, the birdsong takes over. From the primary bedroom, the view is your mature trees and open fields beyond. The backyard itself is a kids' paradise - room to run, mature silver maples and large apple tree to climb, pick-your-own Cortland apples in the fall, and perennial gardens. The screened gazebo is where the grown-ups end up on those same summer evenings, watching the fireflies drift across the pasture with a cool drink in hand. A generous deck off the dining room, a large umbrella for shade, and a garden shed round out a yard that's built for living in. The wide driveway leads to a detached 22'x15.5' garage with room for a car to open all the car doors wide. The basement offers a separate entrance and the large rec room with its 2026 electric fireplace insert gives everyone another gathering space when the weather turns. A durable 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









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