

2589 CALABOGIE ROAD

Calabogie, Ontario K0J 1G0

MLS®: 1399128



\$879,900 New Listing

Active

Style of Dwelling **Detached**

Bedrs Total **4**

Type of Dwelling **2 Storey**

Baths Total **3**



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This magnificent waterfront home on the glorious Madawaska River with 2.7 acres will captivate you. Located minutes from Burnstown and with speedy access to Highway 17, this location is perfect as a recreational retreat or a family home. The open-concept main floor has a massive deck for outdoor entertaining, a spacious and well-appointed kitchen, 2 eating areas and a powder room. The second floor has 2 large bedrooms plus a vast primary bedroom with a lovely private deck and a full bath. The lower level is fully finished, featuring a family room, 4th bedroom, laundry, washroom, and spacious area under the garage, perfect for an office, shop, studio, or games room. The lot surrounding the home is a private oasis with beautiful stone walkways, stone retaining walls, amazing views, and a waterfront space with a large dock and rope swing. Local outdoor recreation: Calabogie Ski Resort, golfing, hiking, ATV, snowmobile, live music and many more attractions. 24 hr. irrevocable on offers.

About 2589 CALABOGIE, Calabogie, Ontario K0J 1G0

Directions: Hey Siri, please take me to 2589 Calabogie Road. Or pull out your trusty map and take Highway 17 west to Calabogie Road. Follow Calabogie Road through Burnstown, and keep a sharp eye out for the for-sale sign with the good-looking fellow on it.

General Description

Status	Active
ML Number	1399128
Property Sub Type	Residential
District/Neighbourhood #	542- Greater Madawaska
Fronting On	South
Lot Size	573.44 x 496.52 - Irregular
Number of Acres	2.693
Seasonal Dwelling	No
Zoning Designation	RU
Legal Description	PT LT 18, CON 2 AS IN R359437 EXCEPT PT 1, 49R6590, BAGOT ; BAGOT BLYTHFLD BROUGHAM

Interior Features

Style of Dwelling	Detached
Type of Dwelling	2 Storey
Bedrs Total	4
Bedrs Above Grade	3
Bedrs Below Grade	1
Baths Total	3
Baths Full	1
Baths Partial	2
Ensuite Baths	0
Basement Description	Full
Basement Dev	Fully Finished
Floor Coverings	Hardwood, Tile
Appliances Included	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer

Rooms

Living Rm Level Main 15'6" x 12'8"
Dining Rm Level Main 15'6" x 9'6"
Kitchen Level Main 16'10" x 10'3"
Eating Area Level Main 10'9" x 9'6"

Bath 2-Piece

Level Main
5'6" x 5'1"

Foyer

Level Main
10'11" x 9'6"

Primary Bedrm

Level 2nd
22'1" x 13'2"

Walk-In Closet

Level 2nd
7'9" x 7'8"

Bedroom

Level 2nd
12'0" x 9'8"

Bedroom

Level 2nd
11'4" x 9'7"

Full Bath

Level 2nd
7'10" x 5'0"

Family Rm

Level Lower
24'7" x 15'10"

Recreation Rm

Level Lower
23'8" x 21'4"

Bedroom

Level Lower
12'1" x 8'11"

Sunroom

Level Lower
25'7" x 6'11"

Bath 2-Piece

Level Lower
5'7" x 3'10"

Laundry Rm

Level Lower
11'9" x 8'11"

Storage Rm

Level Lower

Exterior / Construction**Year Built**

1973

Age Description

Approx

Parking Description

1 Garage Detached, 2 Garage Attached

Number of Garage Spaces

3

Number of Covered Spaces

0

Total Parking

10

Roofing Type

Metal

Exterior Finish

Wood

Foundation

Block. Poured Concrete

Features Equipment Included	Auto Garage Door Opener, Drapery Tracks, Drapes, Water Treatment, Window Blinds
Site Influences	Deck, Private Well, Riverfront, Screened Porch, Treed Lot, Walkout, Waterfront
Neighbourhood Influences	Golf Nearby, Recreation Nearby, Skiing Nearby
Rental Equipment	None

Utility Information

Heat Description	Baseboard, Heat Pump
Heating Fuel	Electricity
Air Conditioning Description	Wall Unit
Water Supply	Drilled Well
Sewer Type	Septic Installed
Number of Fireplaces	3
Fireplace Fuel	Wood
Fire Retrofit	N/A

Financial Information

Association/POTL Fee	0
Property Taxes	\$4,009
Property Tax Year	2023

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.

