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Royal Lepage Proalliance Realty, BROKERAGE
357 Front Street, Belleville ON K8N2Z9



224 Dundas St W **List: $559,900 For: Sale**
Greater Napanee Ontario K7R 2A8
Greater Napanee 58 - Greater Napanee Lennox & Addington **Last Status: NEW**
SPIS: No **Taxes:** $3,492.68/2026 **DOM: 0**

Detached **Front On:** S **Rms:** 9 + 5
Link: N **Acre:** < .50 **Bedrooms:** 3 + 1
Bungalow **Washrooms:** 3
1x4xMain, 1x3xMain, 1x2xBsmt

Lot: 55 x 132 Feet **Irreg:**
Dir/Cross St: Dundas Street West across from Simcoe Street
Directions: Dundas Street West across from Simcoe Street

MLS#: X13824784 **PIN#:** 450970018
Possession Remarks: Talk to Alicia
Legal: PT LT 7 S/S DUNDAS ST PL 29 PT1 29R3084; GREATER NAPANEE

Kitchens:	1	**Exterior:**	Brick / Vinyl Siding	**Zoning:**	R2
Fam Rm:	N	**Garage:**	Yes	**Cable TV:**	
Basement:	Full / Partially Finished	**Gar/Gar Spcs:**	Attached / 1	**Hydro:**	
Fireplace/Stv:	N	**Drive:**	Private Double	**Gas:**	
Heat:	Forced Air / Gas	**Drive Park Spcs:**	3	**Phone:**	
A/C:	Central Air	**Tot Prk Spcs:**	4	**Water:**	Municipal
Central Vac:	Yes	**UFFI:**		**Water Supply Type:**	
Apx Age:	31-50	**Pool:**	None	**Sewer:**	Sewers
Year Built:	1989	**Energy Cert:**		**Spec Desig:**	Unknown
Yr Built Source:	MPAC	**Cert Level:**		**Farm/Agr:**	
Apx Sqft:	1100-1500	**GreenPIS:**		**Waterfront:**	
Lot Shape:	Irregular	**Prop Feat:**	Central Vacuum, Hospital	**Retirement:**	
Lot Size Source:	Survey	**Exterior Feat:**	Deck, Porch, Year Round Living	**HST Applicable to Sale Price:**	Not Subject to HST
Roof:	Asphalt Shingle	**Interior Feat:**	Auto Garage Door Remote, Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Workbench, Storage	**Oth Struct:**	Fence - Partial, Garden Shed, Shed
Foundation:	Concrete Block			**Survey Type:**	Available
Assessment:	2025				
POTL:					
POTL Mo Fee:					
Elevator/Lift:					
Laundry Lev:					
Phys Hdcap-Eqp:					

Topography: Dry

#	Room	Level	Length (ft)		Width (ft)	Description	
1	Living	Main	13.29	x	12.47	Laminate	
2	Dining	Main	8.27	x	10.53	Laminate	
3	Kitchen	Main	11.52	x	10.43	Pantry	Quartz Counter
4	Breakfast	Main	11.52	x	8.46	Sliding Doors	
5	Prim Bdrm	Main	11.52	x	11.65	3 Pc Ensuite	
6	2nd Br	Main	11.84	x	9.25		
7	3rd Br	Main	8.46	x	10.47		
8	Bathroom	Main	6.07	x	7.84	4 Pc Bath	
9	Bathroom	Main	4.86	x	7.22	3 Pc Ensuite	
10	Rec	Bsmt	11.91	x	21.16		
11	4th Br	Bsmt	17.62	x	10.99	2 Pc Ensuite	

Client Remks: Welcome to 224 Dundas Street West in Napanee! This well-maintained brick bungalow offering 3+1 bedrooms, 2.5 bathrooms and a comfortable, functional layout in a great location close to amenities. The carpet-free main floor has seen extensive updates since 2022, including new flooring throughout with a mix of laminate, luxury vinyl tile and ceramic tile, fresh paint, a completely renovated kitchen with a peninsula, quartz counters and pantry as well as 2 completely renovated bathrooms. Several important improvements have also been taken care of, including newer windows, roof and a high-efficiency natural gas furnace. Downstairs adds even more usable space with a rec room, fourth bedroom, 2-piece en-suite, workshop and plenty of storage. Whether you need extra space for family, hobbies or projects, the lower level offers a ton of flexibility. Outside, there's just as much to enjoy. A welcoming front porch provides a great spot to sit and unwind, while the huge back deck offers plenty of room for outdoor dining,entertaining and relaxing. The nice-sized yard gives you room to enjoy the outdoors, including 2 sheds for all your garden tools and ample parking makes everyday life and hosting guests easy. This beautiful bungalow is ready to enjoy! Don't forget to checkout the 3D Tour
Inclusions: All blinds & window coverings, central vac & attachments, garage door opener & remote, hot water heater, fridge, stove, dishwasher, washer & dryer, - all appliances are working but are in "as is" condition.
Exclusions: Screen & projector

Listing Contracted With: Royal Lepage Proalliance Realty **Ph:** 613-966-6060

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