



SUNCATCHER...

1229 North Big Island Road



Presented by
**LAURIE GRUER &
SAM SIMONE**



Perfectly poised on the shore of the Bay of Quinte, this wonderful contemporary home is specifically sited to catch the best views, the most sunshine – and the most glorious sunsets. Its expansive lawns and decks take full advantage of the waterfront, and a dock and boatlift enhance the usability of the Bay.

Inside, a memorable great room offers incomparable entertaining space and separates the outstanding master suite from the other two main floor bedrooms. A renovated kitchen and charming screened porch add to the accommodation and a full-height lower level provides excellent potential for development.

Outside, an oversized garage for two cars also provides additional storage, and carefully-planned landscaping enhances the striking appearance of this property.

If you're looking for a quality-built year-round waterfront home on the Bay of Quinte, it doesn't get better than this!

MAIN LEVEL

Foyer	6'10" x 13'11" 2.08m x 4.24m	Ceramic tile floor, paneled cathedral ceiling, double closet.
Living Room/ Dining Room	29' x 27'6" 8.84m x 8.38m	Broadloom, paneled cathedral ceiling, walk-out to deck, walk-out to screened porch, wood burning fireplace, ceiling fan, overlooks water, halogen lighting.
Kitchen:	13' x 11'11" 3.96m x 3.63m	Ceramic tile floor, pot lights, under-counter lighting, double sink, breakfast bar, tile backsplash, overlooks living room/dining room.
Screened Porch:	22' x 9' 6.71m x 2.74m	Ceiling fan, walk-out to deck, overlooks water, new windows and sliding doors.
Master Bedroom:	20'5" x 17'8" 6.22m x 5.38m	Broadloom, walk-out to deck, overlooks water, 6-piece ensuite bathroom, walk-in closet, ceiling fan, new garden door.
Bedroom:	16'4" x 10' 4.98m x 3.05m	Broadloom, ceiling fan, double closet, wooden blinds.
Bedroom:	16'4" x 10' 4.98m x 3.05m	Broadloom, ceiling fan, double closet.
4-piece bathroom		

ADDITIONAL INFORMATION

Legal Description: PT LT 43 BIG ISLAND SOPHIASBURGH; PT RDAL ALONG SHORE OF THE BAY OF QUINTE IN BIG ISLAND SOPHIASBURGH CLOSED BY PE36476 PT 1 TO 3 47R3531; S/T SB9020; PRINCE EDWARD.

Lot Size: 174 feet x 377 feet (see survey).

Taxes: \$4,145.54 (2011).

Possession: To Be Arranged.

Inclusions: All broadloom where laid, all window coverings, all electrical light fixtures and ceiling fans.

Excluded: Appliances (negotiable).



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