



NORTHPORT HOUSE



1585 County Road 15
Presented by
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EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

NORTHPORT HOUSE: the County's most historic and significant estate property, available now for the first time in over forty years...

...and what a house it is! Set on 5.5 acres of professionally-landscaped grounds and with its own private harbour on the Bay of Quinte, this magnificent residence dates from 1811, with several later additions. It is a house of grand reception rooms, ample accommodation, and exemplary trim and finishes. Its original detail has been carefully preserved and enhanced and today it stands as a singularly impressive souvenir of Canadian history. Featured in history books (most notably "The Settler's Dream"), this is a house of grandeur and scale, but still ready to serve a new family in this new millennium.

We invite you inside to experience its paneled library, capacious kitchen with an adjoining breakfast room, its private sitting room facing the bay, and its upper level of seven bedrooms and a memorable paneled games room. There are several exquisite stone terraces and a three-season Florida room, all providing wonderful prospects of the gardens or the bay, and beautiful stone seawalls adjacent to the private and protected harbour.

A separate coach house is a perfect adjunct to the main house; it has a three-bay garage, and substantial finished space for offices, a solarium and a second-level guest suite.

We invite you to join us for a tour of this classic Canadian residence!

MAIN LEVEL

Living Room:	28'4" x 17'9" 8.64m x 5.41m	Ceramic tile floor, wood burning fireplace, wall sconces, cornice moulding, walk-out to a stone terrace with a retractable awning.
Dining Room:	20'9" x 18'5" 6.32m x 5.61m	Ceramic tile floor, wood burning fireplace, access to maid's stairs, walk-out to front terrace.
Kitchen:	21'7" x 12'1" 6.58m x 3.68m	Ceramic tile floor, double sink, overlooks garden, under counter lighting, GE refrigerator, Thermador cooktop, Miele dishwasher, Electrolux double ovens.
Breakfast Room:	11'10" x 9'1" 3.61m x 2.77m	Ceramic tile floor, mirrored wall, overlooks garden.
Butler's Pantry:	9'1" x 7'9" 2.77m x 2.36m	Tiled counter top, sink, built-in cabinetry, overlooks water.
Sitting Room:	14'5" x 9'1" 4.39m x 2.77m	Ceramic tile floor, built-in glass front cabinet, pass-through to butler's pantry.
Library:	18'9" x 17'10" 5.72m x 5.44m	Broadloom, paneled, wood burning fireplace, overlooks garden, built-in bookcases, wall sconces.
Florida Room:	25'7" x 9'6" 7.80m x 2.90m	Overlooks water, walk-out to garden.
Laundry Room:	8'1" x 8' 2.46m x 2.44m	Built-in cabinets, overlooks garden, Kenmore washer, Kenmore dryer.
2-piece bathroom		

SECOND LEVEL

Games Room:	19'5" x 18'5" 5.92m x 5.61m	Broadloom, wood burning fireplace, maid's stairs, wall of closets, wall sconces. overlooks garden
Master Bedroom:	17'4" x 13'8" 5.28m x 4.17m	Broadloom, His/Hers closets, overlooks water, 4-piece ensuite bathroom.
Bedroom:	16'10" x 10'8" 5.13m x 3.25m	Broadloom, overlooks garden, closet.
Bedroom:	13'8" x 9'4" 4.17m x 2.84m	Broadloom, overlooks garden, closet.
Bedroom:	13'3" x 10'1" 4.04m x 3.07m	Broadloom, overlooks garden, closet.
Bedroom:	13'2" x 9'11" 4.01m x 3.02m	Broadloom, overlooks garden, closet, built-in glass-front cabinet.
Bedroom:	13'1" x 9' 3.99m x 2.74m	Broadloom, overlooks water, closet.
Bedroom:	11'6" x 10'9" 3.51m x 3.28m	Broadloom, overlooks water, closet.

3-piece and 4 piece bathrooms.

ADDITIONAL INFORMATION

Legal Description:	SOPHIASBURGH CON 1 WGP PT LOT 24 RP47R8288 PART 3.
Lot Size:	537.84 feet x 5.5 acres (see survey).
Taxes:	\$11,232.13 (2011). (Taxes to be verified following recent severance.)
Possession:	To Be Arranged.
Inclusions:	All electrical light fixtures, window coverings, GE refrigerator, Thermador cooktop, Miele dishwasher, Electrolux double ovens, Kenmore washer, Kenmore dryer, outdoor awning.



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