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**316-130 Water St, Gananoque  
Ontario K7G 0A8**

**\$479,900**

## Property Information

- |                |                  |
|----------------|------------------|
| Property Type  | • Residential    |
| Property Style | • 1 Storey       |
| Beds           | • 2              |
| Baths          | • 2              |
| Taxes          | • \$5,330 / 2024 |
| Sq. Footage    | • 1462 ft        |
| MLS®           | • 40534613       |





# Property Description

Waterview condominium at Joel Stone Heritage Waterfront Park in Gananoque Ont Large 2-bedroom unit with 9ft ceiling is bright and open. Over 1400 sqft in all, 2 full bathrooms, quality laminate flooring, tile in foyer, baths, and kitchen, in-unit laundry, large entrance terrace with views to the marina, + living room balcony with gas line hookup for BBQ Spacious bedrooms. 5 quality appliances, freestanding gas fireplace also included, Building is ICF construction, condo fees include snow clearing, lawn care, and garbage removal. Condo common areas include an inviting secure main lobby, mail area, and two elevators, common center courtyard space. one underground heated parking space. Vacant and move-in ready.



## Property Features

- Joel Stone Heritage Waterfront Park
- 9ft Ceiling
- In Unit Laundry
- Views to the Marina
- Living Room Balcony
- Gas line Hookup for BBQ
- Gas Fireplace
- Heated Parking Space
- High quality fit and finish
- High-End Appliances



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