

6397 Old Highway 2 – Shannonville, ON K0K 3A0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ A Rare Mix of Unique Features Headline this Fantastically Restored Century Home That Has Had All the Major Ticket Items Replaced and is Perfectly Positioned on its Tranquil 2.55 Acre Lot
- ✓ Featuring Approx. 311 Feet of Direct Waterfront to the Freely Flowing Salmon River
- ✓ Main Floor Features a Bedroom, Neutralized Bright Concept and Brilliant Dueling Staircases
- ✓ Metal Roof Installed on House 2022
- ✓ Shingles Replaced on Garage 2017
- ✓ Gutters, Eavestroughs, Soffit and Facia Newly Installed 2023
- ✓ All Windows Replaced Between 2017 and 2021 (One Window Not Replaced but Still in Good Shape)
- ✓ Rigid Foam Insulation Installed Around Entire Exterior of Home 2023
- ✓ Exterior Decks Installed 2017
- ✓ Driveway Resurfaced 2026
- ✓ Garage Door Opener New 2021
- ✓ Septic Last Pumped October 2025
- ✓ Propane Furnace Brand New and Installed 2022
- ✓ Air Conditioner New 2021
- ✓ Ductwork Cleaned 2022
- ✓ Hot Water Heater New 2025 - Owned
- ✓ New Pressure Tank Installed 2021
- ✓ UV Filter Bulb Replaced August 2026
- ✓ 100 AMP Panel with Copper Wiring Throughout
- ✓ Light Fixtures and Pot Lights 2021
- ✓ Smoke Detectors Replaced 2021
- ✓ Kitchen Renovation Completed 2015
- ✓ Fridge, Stove, Dishwasher, Washer and Dryer 2017
- ✓ Bathrooms Updated and Remodeled 2017 (1 x 2 – Main – 1 x 4 2nd)
- ✓ Vinyl Flooring Installed Throughout Home 2017
- ✓ Interior of Home Freshly Painted 2021
- ✓ Basement Reno 2017
- ✓ Step Outside to Your Outdoor Oasis and Enjoy Some of the Finest Sunsets, Undulating Grounds, River Front and A True Covered Country Front Porch
- ✓ One of a Kind 2 Level Garage Complete with Electrical Supply and Workshop Space
- ✓ Three Convenient Sources of Heat for Optimal Efficiency (Forced Air Propane, Wood Stove and Baseboards)
- ✓ Superbly Located Just Moments from the Quaint Village of Shannonville and A Short Drive from the Lovely City of Belleville, Bay of Quinte, "The County", Highway 401, and Many More Amazing Amenities that Hastings and Prince Edward County Respectively Have to Offer
- ✓ Trade in Your Status Quo and Welcome Home to Your New River Front Retreat Located at 6397 Old Highway 2!!