



# 80 Kerry Point Rd. Mallorytown, K0E1R0

**List Price: \$834,800**

Presented by: Jon LaBrash, Sales Representative  
Royal LePage ProAlliance Realty, Brokerage  
"Independently Owned and Operated"



## Jon LaBrash

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Not intended to solicit buyers currently under contract.  
\* Top 5% percentile of all residential market sales in representatives' earnings







Are you an empty nester looking to downsize? Why buy a condo when you can enjoy the cozy comfort of this stunning home/cottage and also enjoy the benefits of owning on the river. Located minutes from the village of Rockport in the heart of the 1000 Islands, this year round property is move-in ready and is being sold furnished. With 2 bedrooms w/loft and 1 full bath you won't find better value on the river right now. The large, heated bonus room above the 2 car detached garage has endless possibilities. It's a great additional space that adds to the square footage. A new Kehoe armour stone waterfront wall was installed in January 2022 complete with beautiful stone stairs leading into the water for easy access for swimming and kayaking. The sellers have done extensive work to the property over the last year and it shows. If you've been paying attention to the waterfront market lately, you will find this one has great value for the price. Make a plan to see this amazing property today!

