

Linea Drive, South Inverary ON
Custom Home Opportunity



Brand NEW Building lot
House + Lot Build Opportunity



NorthPeak Homes
Custom Homes | Estate Homes | Rural Builds
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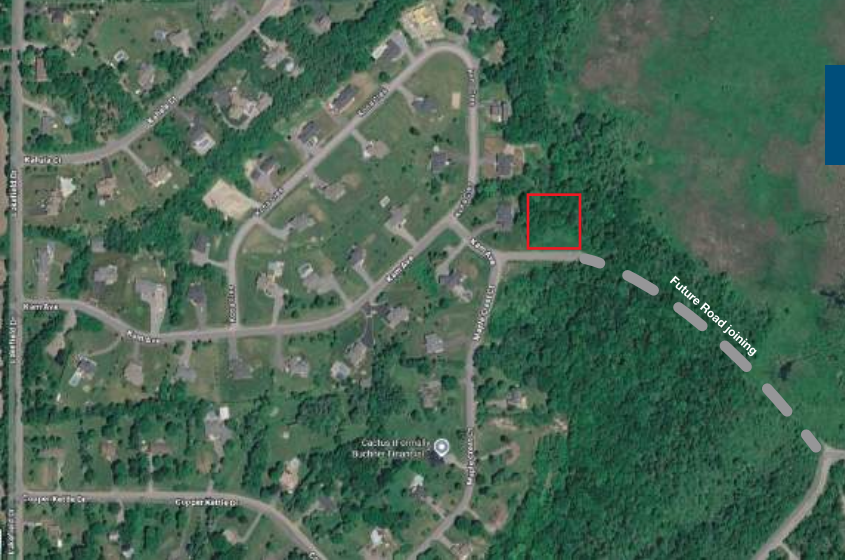


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Linea Drive, South Inverary ON

PROPERTY HIGHLIGHTS



Brand New Building Lot

New House Build Opportunity

Welcome to 53 Linea Drive in Lyons Landing

A Premium 1-acre Building lot just minutes North of Kingston. Set in a Quiet Executive community and backing onto a Seasonal creek, this property offers a Rare blend of Privacy & Natural surroundings. Enjoy deeded access to Collins Lake, giving you waterfront lifestyle without the premium cost. The lot is ready for your Custom build, with a Drilled well already completed, HST paid, and Hydro plus High-speed internet available. Custom home plans are also available to help streamline the process. With Generous space and Flexibility for design, this is an Excellent Opportunity to create a Home that fits both your Vision and Lifestyle.

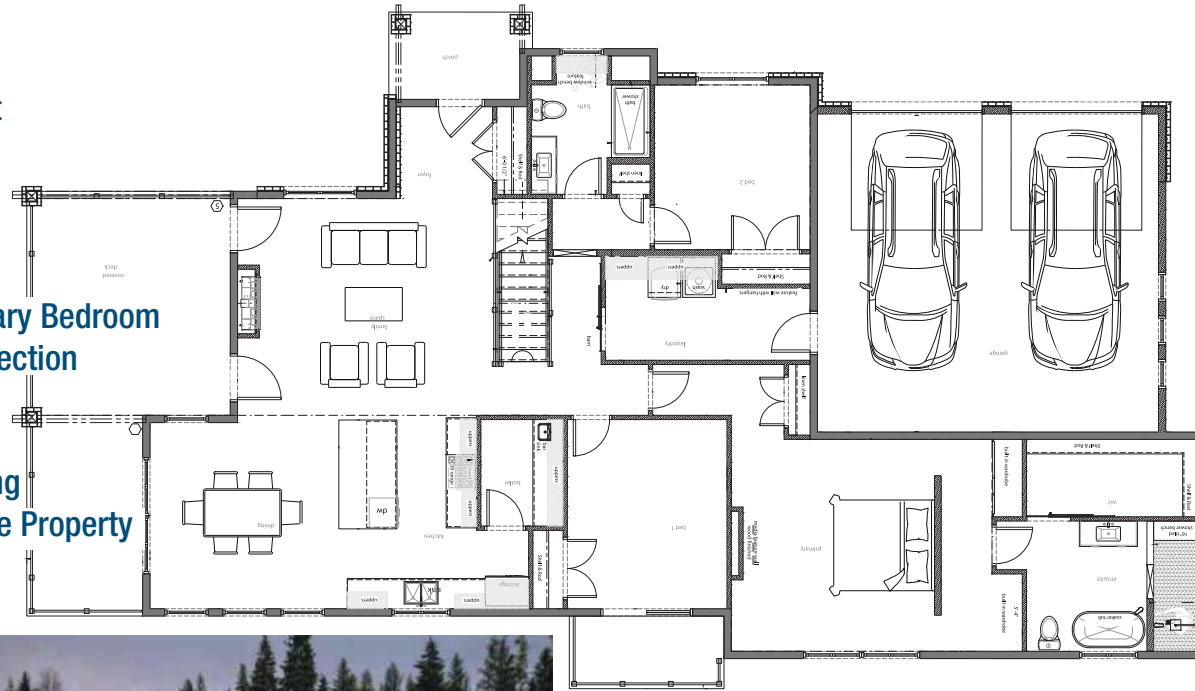
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Linea Drive, South Inverary ON

Build A Home That Adapts to Your Vision

Key Features

- Approx. 1,935 sq ft Main floor layout with functional, Open-concept design
- 9ft ceilings Throughout, with optional 10ft & coffered ceiling upgrades
- Cathedral ceiling living area creating volume and natural light
- Spacious kitchen with island, walk-in pantry & seamless flow to dining/living
- Private primary suite with ensuite, Walk-in closet, & Upgrade potential for a fireplace/media wall
- Optional Fireplace feature walls in Both living room and Primary Bedroom
- Covered Outdoor living area with Strong Indoor-Outdoor connection
- 2-car garage with practical Mudroom/Laundry transition
- Full Basement with walkout potential (layout dependent)
- Clean Modern Country exterior with Timber and Stone detailing
- Customizable landscaping packages available to Complete the Property



Open-Concept Design 1,935 Sq Ft Main level Starting at Mid \$1,200,000



Set on a Beautifully designed footprint of approximately 1,935 sq ft on the Main Level , this Home blends Modern Country architecture with thoughtful, Functional design—Creating a space that feels both Elevated and Highly livable. From the Moment you walk in, you're Welcomed by 9-foot ceilings throughout, Delivering a bright open feel across every room.

For those looking to take it further, the design easily accommodates upgraded 10-foot ceilings or refined coffered ceiling details, adding depth and architectural character to key living spaces. The Layout is anchored by a Stunning Central living area with Cathedral ceiling potential, flowing seamlessly into the Kitchen & Dining space—ideal for both Everyday living and Entertaining.

Outside, the property offers Flexibility to complete the vision with Tailored landscaping packages, allowing Buyers to Design Outdoor spaces that match their Lifestyle—whether that's a refined front approach, backyard entertaining area, or fully finished outdoor living environment.

ABOUT NORTHPEAK

Specializes in Custom and Semi-Custom Homes

NorthPeak Homes specializes in custom and semi-custom homes across Southeastern Ontario. We work closely with buyers from concept through construction to deliver homes that Reflect their Lifestyle, Budget, and the Character of the property.

Services Include:

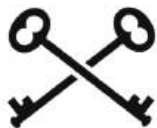
- Custom home design
- Full construction management
- Site planning for rural properties
- Assistance with financing and project budgeting

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Giffin-Peachey-Bagg

REAL ESTATE TEAM

Our real estate team has combined our talents and resources to provide our clients an excellent range of knowledge and services. For instance, a couple of us can rush a football like no one's business, and the other can do everything else...

Mike and Korinne began with Royal LePage at about the same time almost ten years ago, and found an accountability and trust working with each other that stuck. We were lucky to have Filipa join us as our office Assistant a few years later, and can't believe that she has committed to our madness for this long. Rob was a natural fit to join us in 2019 after retiring from career #1 playing football, and having had a previous team relationship with Mike during their years on the gridiron together at Queen's University. The Giffin-Peachey-Bagg Real Estate Team was formed, and mutual respect, communication and a sense of humour are our driving forces.

We list and sell a lot of homes. But most importantly, we build relationships. We connect people with perfect neighbourhoods. We problem-solve and negotiate. We have nine elementary school aged kids between us, so we're masters at multitasking. We constantly watch market values, prices and new listings, and keep on top of our communities and what is going on. We help you prepare for listing. We bring moving boxes. And flowers for the front step.