

Palace Road, Greater Napanee ON

Custom Home Opportunity



Brand NEW Building lot

House + Lot Build Opportunity



NorthPeak Homes

Custom Homes | Estate Homes | Rural Builds

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CENTURY 21[®]
Canada

Palace Road, Greater Napanee ON

PROPERTY HIGHLIGHTS



Brand New Building Lot

New House Build Opportunity

REAL ESTATE LTD., Brokerage

X9510774

Put Your building cap on and get ready for this Amazing Residential land property within town limits and with access to Municipal services (water, sewer, natural gas, and hydro) with the added bonus of being located on the sought after Palace Road!

This beautiful Hilltop Property that boasts amazing views with half an acre of cleared land is just moments away from the HWY 401 access ramp, making for an easy commute to Kingston or Belleville and a Scenic stroll from all Downtown Greater Napanee amenities including the waterfront boardwalk, shops, restaurants, grocery, schools and so much more! Build you dream home today and enjoy country living, views, and space with all the city services readily available

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Custom Home Opportunity



This Concept is presented as a example of what could be built on the property. Buyers may customize this design or explore other home layouts with NorthPeak Homes to suit their preferences and budget.

- A Custom-built Home on acreage
- Proximity to Napanee and surrounding communities
- Quiet County lifestyle

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The Ridge - Concept 1

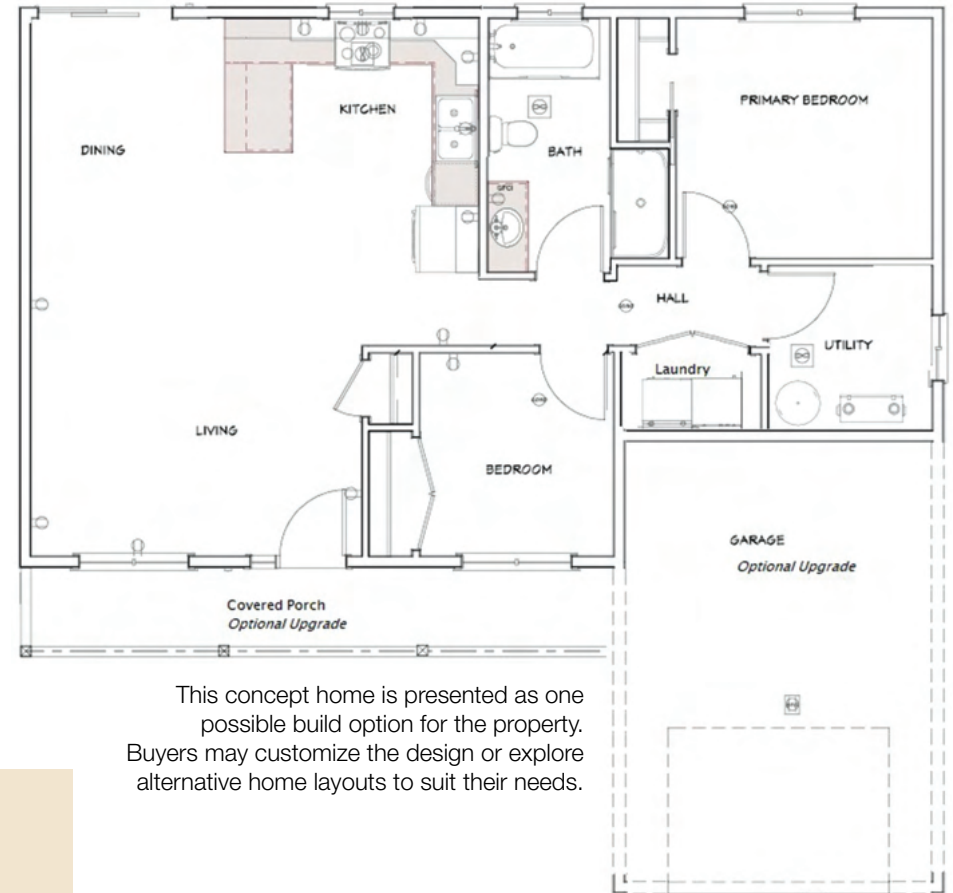
Key Features

- Approx. 954 sq ft of thoughtfully designed living space
- 2 bedrooms | 1 bathroom
- Bright open-concept kitchen, dining, and living area
- Covered front porch for relaxed outdoor living
- Elegant modern country architectural style
- Attached garage for everyday convenience
- Ideal for rural lots, estate communities, or downsizing in style



2 Bedroom | 954 Sq Ft Bungalow Starting From \$599,000 (Lot + Build)

A Thoughtfully designed Bungalow that blends Modern simplicity with Everyday functionality. Built for Efficiency without sacrificing Comfort, this home is Ideal for first-time buyers, downsizers, or anyone looking for a clean, low-maintenance lifestyle. With approximately 954 sq ft of well-utilized living space, The Ridge delivers an open-concept layout, bright living areas, and a smart floor plan that maximizes every square foot.



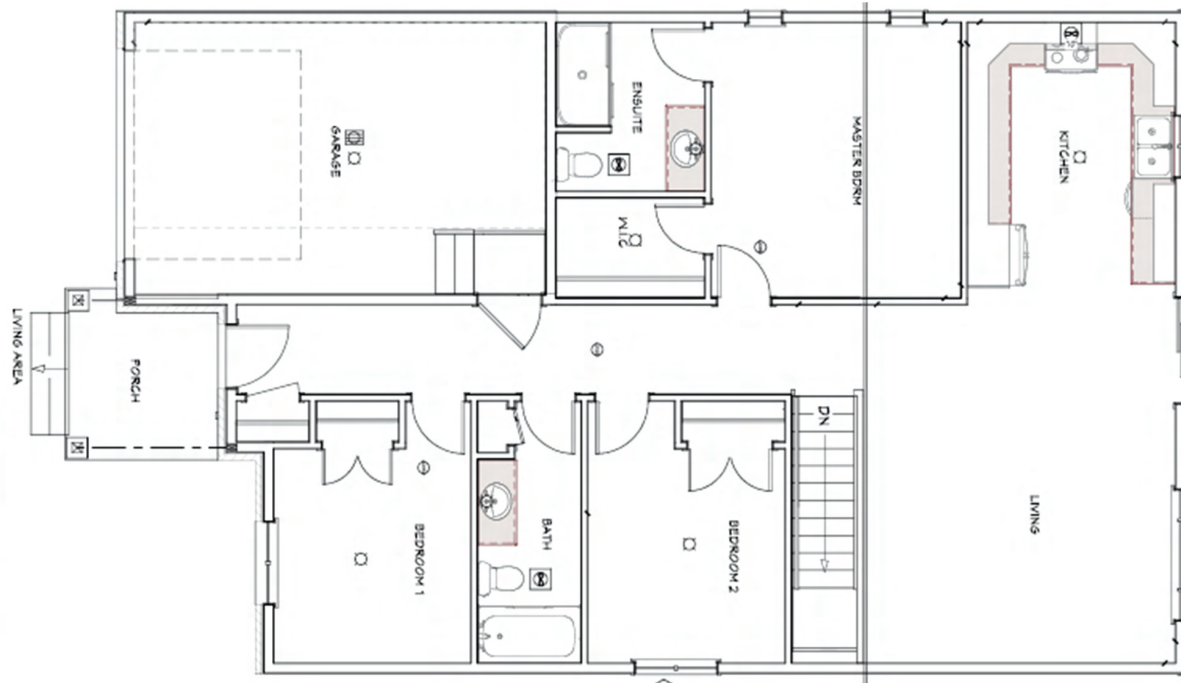
This concept home is presented as one possible build option for the property. Buyers may customize the design or explore alternative home layouts to suit their needs.

Palace Road, Greater Napanee ON

The Summit - Concept 2

Key Features

- Approx. 1400 sq ft of main floor living space
- 3 bedrooms | 2 bathrooms
- Open-concept kitchen, dining, and living area
- Attached garage with interior access
- Future lower level secondary suite potential
- Private primary suite with walk-in closet and ensuite



This concept home is presented as one possible build option for the property. Buyers may customize the design or explore alternative home layouts to suit their needs.

Modern Estate Bungalow 3 Bedroom | 2 Bathroom | 1400 Sq Ft Starting From \$839,000 (Lot + Build)

The Summit is a beautifully designed estate bungalow that combines architectural presence with a highly functional layout tailored for modern family living. With over 1,400 square feet of thoughtfully planned main-floor space, the home delivers a refined balance of open-concept entertaining areas and private bedroom retreats. The adjoining kitchen and dining area are designed as the heart of the home, featuring a spacious island, generous preparation space, and direct connection to the great room. The layout encourages natural gathering and conversation while maintaining clear sightlines throughout the main living spaces and easy access to the back yard.

Privately located on one side of the home, the primary suite serves as a luxurious retreat complete with a large walk-in closet and a well-appointed ensuite bathroom. Two additional bedrooms are positioned on the opposite side of the home, providing privacy for family members or guests and convenient access to a shared full bathroom. Architecturally, the Summit features a balanced exterior with varied rooflines and a modern country aesthetic, delivering strong curb appeal that suits both rural estate lots and upscale neighbourhood settings.

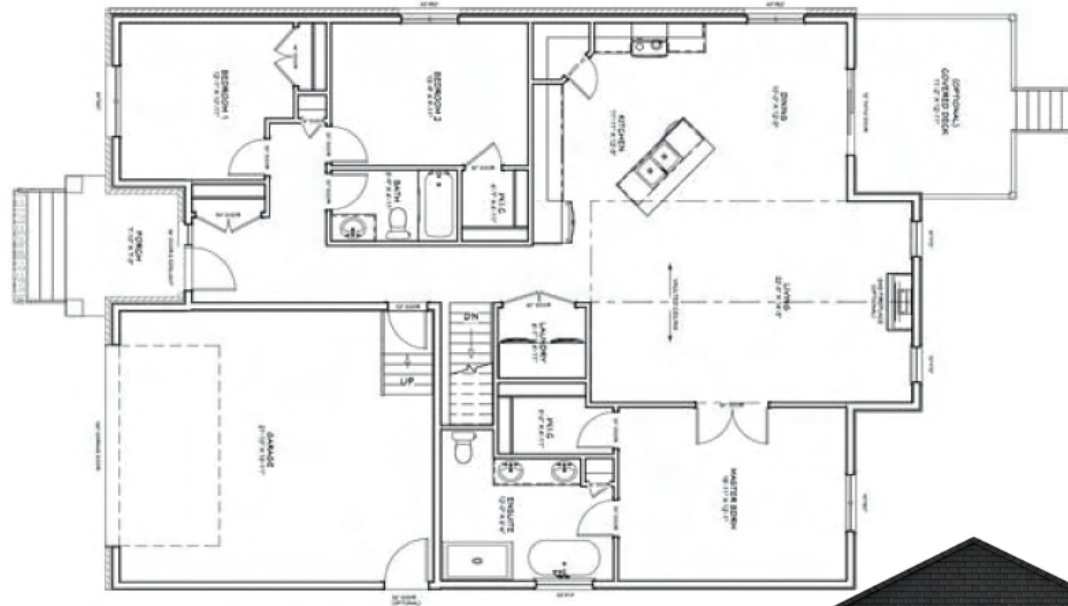
Palace Road, Greater Napanee ON

The Elevation - Concept 3

Key Features

- 1,570 sq ft single-level bungalow
- 3 bedrooms, 2 full bathrooms
- Open-concept kitchen, dining & living area
- Vaulted great room ceiling
- Large kitchen island
- Covered rear deck
- Main floor laundry
- Attached two-car garage
- Basement designed for future finishing

This concept home is presented as one possible build option for the property. Buyers may customize the design or explore alternative home layouts to suit their needs.



3 Bedrooms | 2 Bathrooms
1,570 Sq Ft Bungalow
Starting From \$949,000
(Lot + Build)



A Modern Bungalow Designed for Rural Living

The Elevation is an attractive entry-level bungalow concept designed to illustrate how a thoughtfully designed custom home could fit on the Galbraith Road property. The layout centers around a bright open-concept kitchen, dining, and great room, highlighted by a vaulted ceiling and large rear windows that bring natural light into the heart of the home. The kitchen features a large island ideal for everyday living and entertaining. The primary suite offers a walk-in closet and private ensuite, while two additional bedrooms provide space for family, guests, or a home office. The design also includes main floor laundry and an attached two-car garage for everyday convenience.

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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My focus is to build a relationship's that will continue for years to come, while providing a wealth of knowledge about real estate. With many years of Real Estate professional experience, decades of investing experience, and over 30 years of client care service experience, I pride myself in confidence, creative thinking, and overall success in getting you what you want and need. Selling, Buying, or Investing in Real Estate represents one of the most significant financial decision people will ever make. My professional market knowledge will help Seller's get the most accurate price for their home. My amazing negotiating skills will help Buyer's and Investor's save the most they can to get into their first or next property. Choosing the right real estate agent is the first step in making a successful move. If you're looking to Sell or Buy, I'm your Guy!!! I would love the opportunity to chat with you more about the current market trends and build our everlasting relationship. Please feel free to pass along my information and I'll be happy to assist you.

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