



Leland Rd, Perth Road ON

Custom Home Opportunity

5 Acre Estate Lot

Turn Key Build Opportunity



NorthPeak Homes

Custom Homes | Estate Homes | Rural Builds

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Sutton Group - Masters Realty Inc.,
BROKERAGE* *INDEPENDENTLY OWNED & OPERATED

Leland Rd, Perth Road ON

PROPERTY HIGHLIGHTS



Brand New Building Lot

New House Build Opportunity

Welcome to Leland Road

Approximately 4.97 acres of Private Rural land within an Established Residential setting. Ideal for buyers seeking:

- Privacy
- Estate-style living
- A custom-built home on acreage
- Proximity to Kingston and Surrounding Communities

Leland Rd, Perth Road ON

Modern Country Bungalow - Concept 1

Key Features

- 1,245 sq ft single-level bungalow
- 3 bedrooms, 1 full bathrooms
- Open-concept kitchen, dining & living area
- Large kitchen island
- 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.

Modern Bungalow Example
Approx 1,245 Sq Ft
3 Bedrooms | 1 Bathrooms | Double Garage
Starting From \$719,900 (Lot + Build)



A Modern Bungalow Designed for Rural Living.

This thoughtfully Designed Bungalow blends Modern curb appeal with Highly Functional living—delivering a Home that feels both Elevated and Practical from day one. The Main Living area is Fully open-concept, connecting the Kitchen, Dining, and Family room into one cohesive space—ideal for both everyday Living and Entertaining.

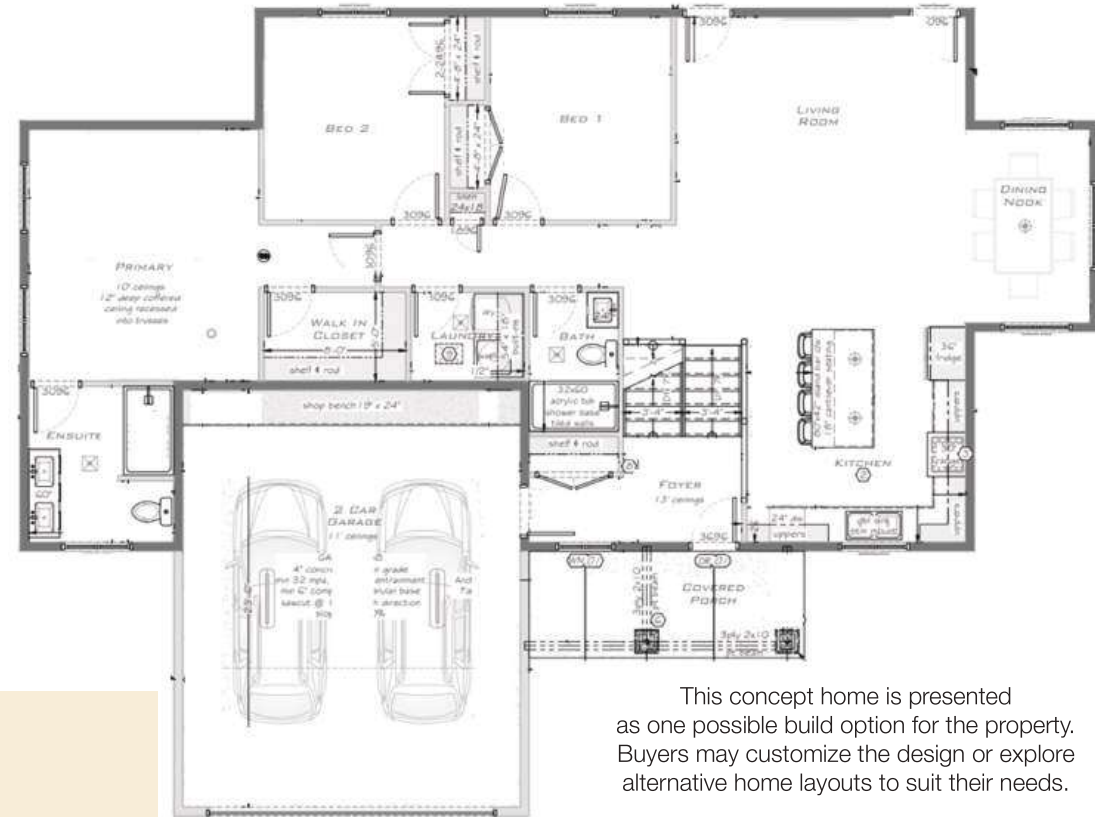
A central island anchors the kitchen, creating a natural gathering point while maintaining clear sightlines across the home. The Primary Bedroom is tucked toward the Rear for privacy, with convenient access to the Main Bath.

Leland Rd, Perth Road ON

Modern Country Bungalow - Concept 2

Key Features

- Functional single-level living with no wasted space
- Clear separation between Primary Suite & secondary bedrooms
- Open-concept Main living area with Strong Indoor-Outdoor connection
- Double Car garage with Practical Mudroom/Laundry entry
- Covered Front porch Enhancing Curb appeal and usability
- Flexible Front space adaptable to Lifestyle needs



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.

Custom Design Example Approx 1,400 Sq Ft

**3 Bedrooms | 2 Bathrooms | Double Garage
Starting From \$769,900 (Lot + Build)**

Designed with a focus on livability, flow, and long-term flexibility, this thoughtfully laid-out bungalow offers a refined take on modern country living. With a well-balanced footprint and efficient use of space, the home is ideal for families, downsizers, or buyers seeking the simplicity of single-level living without compromise. The home is anchored by a bright, open-concept kitchen, living, and dining area positioned at the rear, creating a natural gathering space that feels both spacious and connected. The kitchen features a central island with seating, ample prep space, and direct sightlines into the living room—ideal for entertaining or day-to-day family life. Large windows and rear access bring in natural light while connecting the interior to the outdoor living space, making it easy to extend gatherings outside. The primary suite is thoughtfully separated from the secondary bedrooms, creating a true sense of privacy. It includes a generous bedroom, walk-in closet, and a well-appointed ensuite with double vanity and walk-in shower. Two additional bedrooms are positioned along a separate hallway, making them ideal for children, guests, or a home office setup. A centrally located main bathroom serves this wing efficiently. Designed for real life, the home includes a dedicated laundry/mudroom area with convenient access from the double garage—keeping day-to-day traffic organized and out of the main living space. The garage itself offers ample room for two vehicles along with additional storage or workshop potential.

Leland Rd, Perth Road ON

Modern Country Bungalow - Concept 3

Key Features

- Approx. 2,327 sq ft of Main Floor living
- 3 bedrooms / 2.5 bathrooms
- Open Concept Great room with vaulted ceiling
- Large kitchen island & walk-in pantry
- Covered rear deck for outdoor living
- Private primary suite with Ensuite and walk-in closet
- Convenient Mudroom with Laundry off the garage
- Double car garage
- Welcoming covered Front Porch



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.

Custom Design Example Starting From \$1,499,000 (Lot + Build)



Designed for modern rural living, this thoughtfully planned bungalow blends open-concept entertaining with comfortable private spaces and practical everyday functionality. With over 2,300 square feet of single-level living, the home offers an ideal layout for families, downsizers, or buyers seeking a spacious country retreat. At the heart of the home is a bright open-concept great room, kitchen, and dining area featuring a dramatic vaulted ceiling and large rear windows that flood the space with natural light. The kitchen is designed as a true gathering place, complete with a large center island, walk-in pantry, and seamless flow to the dining area—perfect for hosting family dinners or entertaining guests.

From the great room, doors lead to a covered rear deck, creating an ideal outdoor extension for summer barbecues, morning coffee, or quiet evenings overlooking the property. The primary suite is privately positioned on one side of the home and includes a spacious bedroom, walk-in closet, and a well-appointed ensuite bathroom with double vanity and walk-in shower. Two additional bedrooms are located on the opposite wing of the home, offering comfortable accommodations for family members or guests. A centrally located main bathroom serves this wing, providing convenience and privacy. At the front of the home, a welcoming covered porch and foyer lead to a formal dining room and a flexible front space that can easily serve as a home office, sitting room, or additional guest area.

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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A 38-year Marriage calls for a Lovely Glass of wine and a few candles.
A 38-year Real estate partnership calls for the best champagne and fireworks.
Both take good communication and a whole lot of trust, but there are far fewer long term real estate partnerships in town than marriages.
Gary Smith and Kelley Hineman are one of them. Hineman says,
“We have been together longer than we have been with our wives! We really are the longest lasting real estate partnership in the City of Kingston.”

