

\$1,299,000 - 409 - 17 Cleave Avenue, Prince Edward County (picton Ward)

MLS® #X12134123

\$1,299,000

2 Bedroom, 3.00 Bathroom,
Single Family

Picton Ward, Prince Edward County (picton Ward), Ontario

Overlooking Picton Bay in beautiful Prince Edward County! Meticulously Designed 1,755 sq ft corner Condominium that exemplifies stylish, low-maintenance living. This spacious suite features two large bedrooms, each with ensuite bathrooms and and walk-in-closets, along with an additional powder room for guest. The expansive open concept design of the kitchen, dining room, and living areas are perfect for entertaining, highlighted by floor-to-ceiling glass that floods the space with natural light. Step out onto three private balconies, offering breathtaking views of Picton Bay and an inviting setting for relaxation. Indulge in premium finishes throughout unit, including engineered hardwood flooring , elegant quartz countertops, and luxurious tiled showers. \$100,000 in upgrades and inclusions! With 8 high-quality stainless steel built-in appliances, this turn key unit is ready for you to make it your own. Additional conveniences include two climate controlled under ground parking spots, a dedicated storage locker, and a separate in-suit laundry room. Living in Port Picton means exclusive access to the clarmo0unt club, where you can enjoy a fine dining restaurant and pub, a rejuvenating spa, a state of the art fitness facility, and an indoor lap pool. Outdoor enthusiast will appreciate the tennis courts, all just a quick walk from



home, you'll have the finest amenities right at your finger tips. Ideally located just 2 hours from Toronto and 15 minutes from the pristine Sandbanks, this corner suite is perfect for those seeking both relaxation and adventure. Don't miss your chance to experience the luxury of Port Picton living. **** Extras*** over \$100,000 in upgrades and inclusions (see Schedule C). @ under ground parking spots. One of the best views. In - suite Laundry. See Schedule C for Fitness club membership. Electric BBQ are allowed in the building on balconies for outdoor entertaining. (id:6289)

Essential Information

Listing #	X12134123
Price	\$1,299,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	409 - 17 Cleave Avenue
Subdivision	Picton Ward
City	Prince Edward County (picton Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Beach, Hospital, Marina, Place of Worship, Exercise Centre, Visitor Parking, Separate Heating Controls, Separate Electricity Meters, Storage - Locker
Features	Balcony, Carpet Free, In suite Laundry
Parking Spaces	2
Parking	Garage, Underground
# of Garages	1
View	Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Oven - Built-In, Water Heater, Water meter, Garage door opener remote(s), Dishwasher, Dryer, Oven, Range, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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