

\$525,000 - 1677 County 8 Road, Prince Edward County (north Marysburg Ward)

MLS® #X12135814

\$525,000

0 Bedroom, 0.00 Bathroom, 40 sqft

Agriculture on 40.00 Acres

North Marysburg Ward, Prince Edward County
(north Marysburg Ward), Ontario

Opportunity meets charm at this unique 40-acre property in the heart of bucolic Prince Edward County. This vintage estate features a rustic century home, a spacious barn and outbuildings, all bordered by a classic cedar rail fence. With over 600 feet of road frontage and rural zoning, this property is a blank canvas for your commercial or entrepreneurial vision. Perhaps you dream of having a winery or brewery, a greenhouse or farm market, a kennel or an agri-tourism business of your own creation. The possibilities are vast and the combination of historic charm and modern adaptability makes this property a rare find. In addition to its commercial potential, the property offers scenic, wide-open spaces, a peaceful country lane leading to the back acreage and connecting to an ATV trail. Plus there is the potential to sever off a smaller lot to sell. It's the perfect setting for an agri-tourism venture or a private retreat where one can embrace the freedom of nature and the beauty of clear, starry skies. Located just minutes from Picton, Waupoos, and Lake on the Mountain, and within a short drive of Prince Edward County's renowned wineries, breweries, beaches, and culinary hotspots, this property benefits from a prime location. Its proximity to major urban centres - just 2 to 3 hours from Toronto and Ottawa - further enhances its appeal as a destination for



visitors and therefore plenty of business opportunities. The all-season road provides year-round accessibility and is serviced for snow removal, garbage/recycling pickup, school bus routes, and EMS access. Nearby Picton ensures that all essential amenities are just a short drive away. this 40-acre estate is brimming with potential. Bring your vision to life and transform this rare gem into something extraordinary. Come experience the magic for yourself but please do not walk the property without an appointment. (id:6289)

Essential Information

Listing #	X12135814
Price	\$525,000
Bathrooms	0.00
Square Footage	40
Acres	40.00
Type	Agriculture

Community Information

Address	1677 County 8 Road
Subdivision	North Marysburg Ward
City	Prince Edward County (north Marysburg Ward)
Province	Ontario
Postal Code	K0K2T0

Interior

Cooling	None
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Listing Details

Listing Office	CENTURY 21 LANTHORN REAL ESTATE LTD.
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