

\$1,999,999 - 10 Richardson Road, Prince Edward County (picton)

MLS® #X12158702

\$1,999,999

19 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Picton, Prince Edward County (picton), Ontario

Exceptional Tourist Commercial Opportunity on the Bay of Quinte. Discover a rare and fully turn-key waterfront resort nestled on approximately 2.57 acres along the scenic Bay of Quinte. This unique property offers incredible income potential with multiple accommodations and amenities already in place, making it ideal for investors or entrepreneurs in the hospitality space. The main house is a charming 3-level backsplit featuring 2 Bedrooms, 2 Bathrooms, and soaring cathedral ceilings, providing a comfortable owner's residence or additional guest rental. The resort includes 6 self-contained cottages with full kitchens, and 3-piece bathrooms, 3 cozy bunkies, and 3 trailer sites, plus a laundry/washroom building, in-ground pool, and 4 floating docks for endless summer enjoyment. Set just two driveways down from a public boat launch and only 15 mins. from both Picton and Deseronto, with quick to the 401 (Exit 566), this property is perfectly located for guests exploring Prince Edward County. Create a place where families return year after year, drawn by the peaceful setting, outdoor recreation, and sense of tradition this property inspires and has to offer. Whether its boating, fishing (including ice fishing), or relaxing by the water, there's something for everyone to enjoy. Guests will also love the short drive to Sandbanks Beach, golf courses, local wineries and breweries,



antique shops, museums, and fine dining. This is more than just a property, it's a lifestyle investment and a place where lifelong memories are made. Don't miss this one-of-a-kind waterfront resort opportunities.

Notes: Cottage #6 is a 3-bedroom with wood stove, baseboard heating, perfect for off-season stays when ice-fishing. 3 WELLS: 1 well services the south cottages; 1 well services the single-family residence; 1 well services the north cottages. 5 SEPTIC TANKS on the property which feed to 4 leaching beds. 200 AMP main panel. (id:6289)

Essential Information

Listing #	X12158702
Price	\$1,999,999
Bedrooms	19
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10 Richardson Road
Subdivision	Picton
City	Prince Edward County (picton)
Province	Ontario
Postal Code	K0K2T0

Amenities

Utilities	Cable, Electricity, Wireless, Telephone
Features	Irregular lot size, Sloping, Guest Suite
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater
Heating	Propane Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Lot Description	188.7 x 417.7 FT ; 417.7x417.74x139.01x94.80x52.60x550.84 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office	Royal LePage Our Neighbourhood Realty
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