

\$399,000 - 199 - 32 Hollow Lane, Prince Edward County (athol Ward)

MLS® #X12160311

\$399,000

2 Bedroom, 2.00 Bathroom,
Single Family

Athol Ward, Prince Edward County (athol Ward), Ontario

Escape to the County! Welcome to 32 Hollow Lane at East Lake Shores a bright and beautifully furnished Northport bungalow tucked into the quiet Woodlands area of this exceptional vacant land condominium community. Here, you own both the cottage and the land, and enjoy all the perks of resort-style living from April through October. This 2-bedroom, 2-bath seasonal cottage features soaring cathedral ceilings, an open-concept kitchen and living area, a cozy dining nook, a pantry and a versatile loft for extra sleeping space or storage. The primary bedroom includes a private 3-piece ensuite, and there's a full 4-piece bath with stacked laundry. But the real showstopper? A large screened-in porch backing onto a lush ravine your own private hideaway for morning coffee, afternoon naps, or evening drinks under the trees. Located on a quiet cul-de-sac with a 2-car private drive. Just a short walk to the adult pool, gym, Owners Lodge and the beach. East Lake Shores offers the ultimate summer lifestyle heated pools, tennis & basketball courts, playgrounds, walking trails, a dog park, and over 1500 feet of waterfront with canoes, kayaks, and paddleboards for owners and guests. There's also a full calendar of activities and events, including fitness classes, movie nights, kids programs, and live entertainment. Condo fees are \$669.70/month (paid



year-round) and include water, sewer, internet, cable TV, phone, lawn care, road maintenance, garbage removal, and on-site management. Income opportunity! Owners can join the turnkey corporate rental program or rent it out themselves. Just 10 minutes from Sandbanks Provincial Park and close to all the wineries, beaches, and charm of Prince Edward County this cottage is your key to the carefree getaway you've been dreaming of.

(id:6289)

Essential Information

Listing #	X12160311
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	199 - 32 Hollow Lane
Subdivision	Athol Ward
City	Prince Edward County (athol Ward)
Province	Ontario
Postal Code	K0K1P0

Amenities

Amenities	Beach, Security/Concierge, Exercise Centre
Utilities	Electricity Connected
Features	Wooded area, Ravine, Conservation/green belt, Balcony
Parking Spaces	2
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters

Cooling	Wall unit
# of Stories	2

Exterior

Exterior	Hardboard
Foundation	Wood/Piers

Listing Details

Listing Office	ROYAL LEPAGE CONNECT REALTY
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