

\$249,000 - 85 - 87 Butternut Lane, Prince Edward County (athol Ward)

MLS® #X12209190

\$249,000

2 Bedroom, 1.00 Bathroom,
Vacant Land on 0.00 Acres

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

Welcome to 87 Butternut Lane at East Lake Shores, a fully furnished 2-bedroom bungalow cottage on a private 40 x 69 lot facing the conservation area. With no rear neighbours and a ravine setting, this location offers rare privacy and peaceful views of nature. The west-facing screened-in porch is ideal for relaxing and enjoying stunning sunsets truly one of the best locations in the community. This cottage includes two-car parking on your private driveway. Monthly condo fees of \$669.70 cover water, sewer, internet, cable TV, lawn care, and use of all amenities and common elements. East Lake Shores is a seasonal, gated resort community on the shores of East Lake, just 9 km from Sandbanks Provincial Park and close to wineries, shops, and restaurants in Prince Edward County. Open from April through October, the resort spans 80 acres of parkland with 237 cottages and over 1,500 feet of waterfront. Owners and guests enjoy a wide array of amenities, including two heated pools (adult and family), tennis, basketball, and bocce courts, a gym overlooking the lake, an off-leash dog park, walking trails, playgrounds, firepits, and a waterfront patio. Be as active as you like with activities like pickleball, line dancing, Zumba, Aquafit and Yoga. It's also a great place to just relax, recharge, and reconnect. Whether you're looking for a



personal retreat, a family cottage, or a turn-key rental investment in one of Prince Edward County's most desirable locations, 87 Butternut Lane offers the perfect combination of privacy, comfort, and community. (id:6289)

Essential Information

Listing #	X12209190
Price	\$249,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Vacant Land
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	85 - 87 Butternut Lane
Subdivision	Athol Ward
City	Prince Edward County (athol Ward)
Province	Ontario
Postal Code	K0K1P0

Amenities

Amenities	Beach, Exercise Centre, Visitor Parking, Separate Electricity Meters, Security/Concierge
Utilities	Cable, Wireless, Electricity Connected
Features	Wooded area, Ravine, Flat site, Balcony, Carpet Free, In suite Laundry
Parking Spaces	2
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters

Cooling	Wall unit
# of Stories	1

Exterior

Exterior	Hardboard
Foundation	Wood/Piers

Listing Details

Listing Office	ROYAL LEPAGE CONNECT REALTY
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