

\$1,599,000 - 2535 County Road 13 Road, Prince Edward County (south Marysburgh)

MLS® #X12242389

\$1,599,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

South Marysburgh, Prince Edward County
(south Marysburgh), Ontario

Welcome to your dream escape on serene South Bay - a rare opportunity to own a beautiful waterfront Viceroy home in one of Prince Edward County's most peaceful settings. This well-maintained, 3-bedroom, 2-bathroom home is just 15 years old and offers a perfect blend of comfort, style, and natural beauty. Step into the sun-filled living room with soaring windows that frame panoramic views of the bay. Cozy up beside the wood-burning fireplace, or enjoy year-round comfort with efficient in-floor radiant heating on both levels. The walk-out lower level is fully finished and opens to a private patio - perfect for entertaining or relaxing after a day on the water. Multiple decks overlook the shoreline, offering tranquil spots to enjoy your morning coffee or evening sunsets. Whether you're fishing, canoeing, or simply soaking in the view, South Bay offers the quiet calm you've been looking for. A detached two-car garage provides ample storage for vehicles, gear, or even a workshop. Located on a quiet well-maintained road just 20 minutes from the shops, restaurants, and amenities of Picton, this home is ideal as a full-time residence, weekend getaway, or vacation rental. Don't miss your change to experience the best of waterfront Country living - peaceful, private, and simply stunning. (id:6289)



Essential Information

Listing #	X12242389
Price	\$1,599,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	2535 County Road 13 Road
Subdivision	South Marysburgh
City	Prince Edward County (south Marysburgh)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Telephone
Features	Sloping, Sump Pump
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Propane Heat Pump
Cooling	Air exchanger
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Hardboard
Exterior Features	Landscaped
Lot Description	177 x 475.7 FT
Foundation	Poured Concrete

Listing Details

Listing Office HARVEY KALLES REAL ESTATE LTD.



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