

\$535,000 - 46 Barker Street, Prince Edward County (picton Ward)

MLS® #X12281326

\$535,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Picton Ward, Prince Edward County (picton Ward), Ontario

This home emphasizes the aesthetic, functional, and environmental benefits of a truly unique build, and offers over 2000 sq ft. of living space across 2 levels! As you step through the foyer and enter the main floor, you'll feel the thoughtful layout and warm, inviting atmosphere that make this home truly special.. The open-concept kitchen, living, and dining areas seamlessly flow together, making this an ideal space for easy living and enjoyment. A patio door walkout from the dining room leads to a secluded covered deck recently enhanced with privacy screening, providing an ideal sanctuary for relaxation at any time of day: enjoying a quiet morning coffee, dining al fresco or relaxing in a hot tub. Continuing through the main floor, you'll find two bedrooms, a full 5-piece bath, and a large laundry room (formerly a 3rd bedroom). Downstairs, the fully finished lower level offers incredible flexibility with a cozy rec room featuring a gas fireplace, an office nook (perfect for a future bedroom), a guest bedroom, another full bath, and plenty of storage. With the potential for up to six bedrooms, this home is ready to adapt to your needs! Step outside and you'll be charmed by the evenings spent on the deck or patio, enjoying the backyard, or gathered around the firepit. Built with sustainability in mind, the main level's straw bale construction brings a



unique warmth, curved natural lines, and exceptional energy efficiency. This rare build pairs modern comfort with timeless character and environmental mindfulness. A home that lives beautifully, functions effortlessly, and stands out in all the best ways - come experience its charm for yourself. (id:6289)

Essential Information

Listing #	X12281326
Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	46 Barker Street
Subdivision	Picton Ward
City	Prince Edward County (picton Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Hospital, Park, Schools, Place of Worship, Fireplace(s)
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater, Blinds, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement Yes

Exterior

Exterior Stucco
Lot Description 49.2 x 103.5 FT|under 1/2 acre
Foundation Poured Concrete

Listing Details

Listing Office HARVEY KALLES REAL ESTATE LTD.



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