

\$749,000 - 1476 County Rd 12, Prince Edward County (picton)

MLS® #X12300889

\$749,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Picton, Prince Edward County (picton), Ontario

EXIT TO THE COUNTY! WEST LAKE, MINUTES FROM THE FAMOUS SANDBANKS PROVINCIAL PARK AND SANDBANKS DUNES. WEST LAKE IS KNOWN FOR ITS GREAT WATER SPORTS, FISHING, SWIMMING, BEACHES AND CAMPING. THIS FULLY WINTERIZED BUNGALOW HAS A CIRCULAR DRIVEWAY WITH MATURE TREES AND GARDENS THAT MAKE IT FEEL PRIVATE BUT INVITING. LOOK OVER YOUR LARGE PRIVATE BACK YARD FROM YOUR ENCLOSED SUNROOM WHILE THE FAMILY ENJOY THE SPACE TO PLAY AND RUN. PLENTY OF ROOM TO ENTERTAIN AND HAVE EXTENDED FAMILY PITCH A TENT FOR THE WEEKEND. ENJOY AN EASY BIKE RIDE TO THE BEACH AND RETURN TO THE QUIET BACKYARD TO HAVE A BONFIRE AND KICK BACK AND RELAX AND CONNECT WITH FAMILY. THERE IS LOADS OF STORAGE FOR YOUR OUTDOOR TOYS WITH A SINGLE ATTACHED GARAGE AND CAR PORT AND HUGH SECONDARY GARAGE TO STORE THOSE BIG ITEMS. NEW FURNACE INSTALLED IN 2023, DRIVEWAY PAVED IN 2022, STEEL ROOF WITH LEAF GUARDS INTALLED 2018. THIS WOULD BE A GREAT RETIREMENT HOME OR 4 SEASON FAMILY COTTAGE. THE SANDBANKS OFFERS GREAT ALL-SEASON HIKING OR WINTER CROSS COUNTRY



SKIING. WEST LAKE OFFERS ALL SEASON
ACTIVITES FROM BOATING, WIND
SURFING TO ICE FISHING AND WINTER
SKATING - THE ACTIVITIES ARE ONLY
LIMITED BY YOUR IMAGINATION. YOU'RE
15 MINUTES FROM PICTON WHERE YOU
WILL FIND EVERYTHING YOU NEED.
ENJOY OUR AWARD-WINNING
RESTAURANTS, WINERIES, BREWERIES
ALL WITHIN MINUTES OF YOUR
DOORSTEP. COME SEE WHAT ALL THE
HYPE IS ABOUT. COME EXIT TO THE
COUNTY. (id:6289)

Essential Information

Listing #	X12300889
Price	\$749,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1476 County Rd 12
Subdivision	Picton
City	Prince Edward County (picton)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Beach, Schools
Utilities	Cable, Electricity
Features	Flat site, Conservation/green belt, Dry
Parking Spaces	11
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view

Interior

Appliances	Garage door opener remote(s), Water Heater, Water softener, Dryer, Freezer, Garage door opener, Stove, Washer, Refrigerator
Heating	Oil Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Lot Description	295.2 x 200.2 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office EXIT REALTY GROUP



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