

\$999,999 - 3609 County Road 8, Prince Edward County (north Marysburg Ward)

MLS® #X12307172

\$999,999

0 Bedroom, 0.00 Bathroom, 71 sqft

Agriculture on 70.59 Acres

North Marysburg Ward, Prince Edward County
(north Marysburg Ward), Ontario

Welcome to 3609 County Road 8, an expansive 70 acre property nestled in the peaceful and picturesque countryside of Prince Edward County. This incredible parcel of land offers a rare opportunity for agricultural or recreational pursuits in one of Ontario's most beloved regions. The land showcases a gently rolling landscape that offers a beautiful mix of open fields, established vineyard rows, and wooded sections. Currently home to a boutique winery operation, the property is zoned RUEP (Rural with Environmental Protection), allowing for a variety of future uses including continued agricultural development, eco-tourism ventures, or private estate living. A 576 sq ft freestanding commercial structure sits on the property, ideally suited for retail, tasting room space, or future repurposing. Infrastructure includes a drilled well, septic system, and available utility connections, providing a solid foundation for those looking to expand or reimagine the space. The gently sloped land and rich County soil make it an ideal setting for vineyards, orchards, lavender fields, or market gardening, while the vast acreage offers privacy and long-term potential for development. Surrounded by natural beauty and just a short drive from Lake Ontario, other established wineries, and the vibrant communities of Picton and Waupoos, this location is perfect



for those seeking a peaceful rural lifestyle or looking to invest in the growing appeal of Prince Edward County. The property is being sold in conjunction with the adjacent residential property at 3589 County Road 8 (MLS# X12307182), offering the unique option of owning both your place of business and residence side by side. Whether you envision continuing the winemaking legacy, launching a new agri-business, or creating a serene country retreat, 3609 County Road 8 offers a rare blend of location, land, and potential in one of the County's most scenic corridors.

(id:6289)

Essential Information

Listing #	X12307172
Price	\$999,999
Bathrooms	0.00
Square Footage	71
Acres	70.59
Type	Agriculture

Community Information

Address	3609 County Road 8
Subdivision	North Marysburg Ward
City	Prince Edward County (north Marysburg Ward)
Province	Ontario
Postal Code	K0K2T0

Listing Details

Listing Office	EXP REALTY
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