

# **\$73,855 - 26 Beach View Lane - 486 County Road 18, Prince Edward County (athol)**

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MLS® #X12332725

**\$73,855**

2 Bedroom, 1.00 Bathroom,  
Single Family

Athol, Prince Edward County (athol), Ontario

\*\*\*This Mobile unit is located on a Seasonal land lease resort\*\*\*--Purchase price not subject to HST--This extra wide 2013 unit shines through! With upgraded blinds and expansive windows, natural light creates an inviting space all day long! Enjoy water views without the water front fees The primary bedroom features a large walk-in closet. The second bedroom is perfect for kids, thanks to the bunkbed for the ultimate cottage experience and childhood memories. Enjoy a standard size shower and tub combo in the bathroom! With a roof extension covering the generous wrap around deck and freshly sanded wood boards, all required is your finishing touches and choice of patio furniture! Located 2 and 1/2 hours from Toronto and just under 4 hours from Montreal ( yes there are lots of owners coming from both cities). The resort ( Cherry Beach Resort) is located minutes from Picton, Sandbanks, Base 31 and the Outlet river granting access to Lake Ontario. The resort is open from May 1st to October 31st. Annual fees of \$11,140.00 + HST are payable in 2installments. 1st installment due on Nov 1st and 2nd Installment due on April 1st. Fees include the following (Lot occupation fee, water & sewer, lawn care, hydro, resort amenities like: Multi-Sport court, rec plex, heated pool, beach, splash pad, playground, events and more). (id:6289)



## Essential Information

|           |                       |
|-----------|-----------------------|
| Listing # | X12332725             |
| Price     | \$73,855              |
| Bedrooms  | 2                     |
| Bathrooms | 1.00                  |
| Type      | Single Family         |
| Sub-Type  | Leasehold/Leased Land |
| Style     | Bungalow              |

## Community Information

|             |                                         |
|-------------|-----------------------------------------|
| Address     | 26 Beach View Lane - 486 County Road 18 |
| Subdivision | Athol                                   |
| City        | Prince Edward County (athol)            |
| Province    | Ontario                                 |
| Postal Code | K0K1P0                                  |

## Amenities

|                |                |
|----------------|----------------|
| Amenities      | Beach, Marina  |
| Features       | Flat site, Dry |
| Parking Spaces | 2              |
| Parking        | No Garage      |
| View           | View           |

## Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Water Heater             |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

## Exterior

|          |              |
|----------|--------------|
| Exterior | Vinyl siding |
|----------|--------------|

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROALLIANCE REALTY |
|----------------|---------------------------------|



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