

\$1,175,000 - 318 Island Road, Prince Edward County (hallowell Ward)

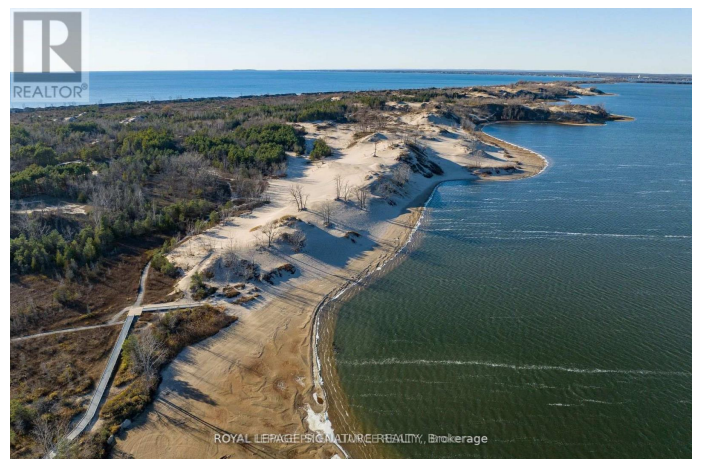
MLS® #X12449378

\$1,175,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Hallowell Ward, Prince Edward County
(hallowell Ward), Ontario

Here is your chance to enjoy a four season property in one of the premier areas of Prince Edward County on West Lake! Truly appreciate the Sandbanks Provincial Park, breathtaking sunsets, boating, swimming and great fishing and bird watching on West Lake. Child friendly community. The current 3 bedroom, 1 bath open concept home/cottage has an open concept living/kitchen with large windows and patio doors overlooking West Lake. With approximately 80 feet of waterfront, the opportunities are endless. Lots of room for your water toys to fit on the 55 foot dock! Get cozy in the evenings around the fire watching the incredible sunsets over the sand dunes. 'Sheba's Island' is like living in paradise! Say hello to your friendly neighbours as you go for walks, cycling and running. Amazing building plans are available for a custom home if you desire! Walking distance to two restaurants. Prince Edward County has a great vibe and culture. Over 40 wineries, miles and miles of sand beach. West Lake has a channel open to Lake Ontario so travel away. Only two hours from Toronto, three hours from Ottawa. 12 minutes to Picton for shopping, amazing restaurants and concert venue at Base 31. Upgrades: Deck & Glass Railing overlooking water (approx \$100,000 value in 2022), 55 foot long dock(\$45,000 value in 2023) (id:6289)



Essential Information

Listing #	X12449378
Price	\$1,175,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	318 Island Road
Subdivision	Hallowell Ward
City	Prince Edward County (hallowell Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Natural Gas Available, Telephone
Features	Wooded area, Sloping, Flat site, Level, Carpet Free
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Window Coverings
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	80 x 230.6 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office

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Listing information last updated on October 22nd, 2025 at 11:46pm PDT