

\$1,579,000 - 188 County Road 18, Prince Edward County (athol Ward)

MLS® #X12454824

\$1,579,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Athol Ward, Prince Edward County (athol Ward), Ontario

Set on 12 private acres along the shoreline of East Lake, this custom ICF-built brick bungalow offers an expansive yet grounded expression of County living. With over 4,000 square feet of light-filled interiors, the home is designed for flow and connection - to nature, to gathering, and to a quieter rhythm of life. The layout unfolds across two thoughtfully planned levels, each nearly 2,000 square feet. On the main floor, nine-foot ceilings heighten a sense of openness and calm, while the lower level's eight-foot ceilings maintain full functionality without compromise. The principal rooms - kitchen, dining, and living - extend in a continuous expanse of natural light and quiet materiality, framed by broad windows that overlook the lake. The kitchen anchors the space with clean-lined cabinetry and a generous breakfast area, while the living room centres on warmth and conversation. Each bedroom offers balance and proportion, including the primary suite with its five-piece ensuite and walkout to the deck - a space both restorative and timeless. All bathrooms have been renewed with modern tilework and refined fixtures that complement the home's natural setting. The lower level enhances the home's versatility with a generous lounge, full bath, additional bedroom, and walk-out access, making it well-suited for guests, family, or multi-generational living. Every comfort has



been considered: in-floor radiant heating on both levels, a Pacific Energy woodstove, central air, and a high-efficiency forced-air system. Outdoors, the landscape unfolds toward the lake - a place to gather, reflect, and reconnect. This is a home shaped by intention and possibility - a place that holds space for connection, celebration, and the quiet passage of time set on a landscape that holds memory and meaning. Located just minutes from both Picton and Sandbanks, it balances rural stillness with everyday convenience, capturing the quiet luxury and enduring ease of Prince Edward County living. (id:6289)

Essential Information

Listing #	X12454824
Price	\$1,579,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	188 County Road 18
Subdivision	Athol Ward
City	Prince Edward County (athol Ward)
Province	Ontario
Postal Code	K0K1P0

Amenities

Amenities	Beach
Utilities	Cable, Electricity, Wireless, Telephone
Features	Hillside, Wooded area, Lighting, Guest Suite, Solar Equipment, Sauna
Parking Spaces	5
Parking	Garage
# of Garages	1

View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Oven - Built-In, Central Vacuum, Range, Water Heater, Water purifier, Water softener, Stove, Water Treatment
Heating	Electric Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	817 x 859.9 FT 10 - 24.99 acres
Foundation	Insulated Concrete Forms, Poured Concrete

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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