

# \$1,500,000 - 11858 Loyalist Parkway, Prince Edward County (hallowell Ward)

MLS® #X12469715

**\$1,500,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

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

Experience the beauty of 11858 Loyalist Parkway, a spectacular waterfront opportunity to be treasured for generations. Minutes from Picton, enjoy 4.88 acres of park-like property, with a rolling landscape and an abundance of shagbark hickory trees. Approximately three acres fronting on the water are nice and level, sparking imagination for the possibilities. Enjoy 196.34 ft (approx) of clean, pebble shoreline on Picton Bay, with captivating views of the forested shores of Adolphustown across the bay. There is an easy entry waterfront, with a private boat launch and dock system. The view is simply breathtaking! The well maintained home has a steel roof, newer siding, and boasts extensive updates (ask for list), a sunlit family room with a cosy wood burning stove, and separate living spaces. There are 3 bedrooms, one full bath and a den on the second floor. The walkout lower level has a full bath, living room and bedroom, perfect for guests or generational living. Outside, the oversized driveway features two entrances onto Loyalist Parkway for easy access and ample vehicle parking. The driveway extends past the home allowing drivable access to both the back yard and waterfront areas. The backyard is an oasis to explore, featuring extensive decking, a landscaped fire pit, and an updated homegrown raised garden system. Treat yourself with homegrown food, and



unwind under the stars as you enjoy a crackling fire. The detached 1.5 car garage and detached shed provide excellent storage. The property includes a tranquil forest area that is well maintained, with large oak and maple trees. A beautiful traditional laid-stone wall running partially down the property adds intrigue. This property, with its large unbuilt waterfront area presents a unique opportunity, and endless possibilities that include ample privacy. A complete list of updates and negotiable chattel is available. Visit today and you too can "Call the County Home!" (id:6289)

### Essential Information

Listing #	X12469715
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	11858 Loyalist Parkway
Subdivision	Hallowell Ward
City	Prince Edward County (hallowell Ward)
Province	Ontario
Postal Code	K0K2T0

### Amenities

Amenities	Golf Nearby, Hospital, Marina, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Unobstructed Water View

Is Waterfront Yes  
Waterfront Waterfront

### Interior

Appliances Water Heater, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Refrigerator  
Heating Propane Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 2  
# of Stories 2  
Has Basement Yes  
Basement Walk out

### Exterior

Exterior Wood  
Exterior Features Landscaped  
Lot Description 198.1 x 1143 FT|2 - 4.99 acres  
Foundation Poured Concrete

### Listing Details

Listing Office KELLER WILLIAMS ENERGY REAL ESTATE



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