

\$1,300,000 - 2422 County Rd 3 Road, Prince Edward County (ameliasburg Ward)

MLS® #X12469737

\$1,300,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Ameliasburg Ward, Prince Edward County
(ameliasburg Ward), Ontario

Welcome to 2422 County Road 3, an extraordinary waterfront estate nestled along the shores of the Bay of Quinte in Prince Edward County. This rare offering spans approximately 2.33 acres of beautifully contoured land with a remarkable 160 feet of pristine bay frontage. The property's gently sloping terrain and mature landscape create an idyllic retreat that blends rural tranquility with the majesty of open water views. Set along one of Carrying Place's most scenic stretches, this property captures the essence of waterfront living in its purest form. The expansive lot-nearly 95,000 square feet-boasts an irregular yet generous layout, providing both privacy and panoramic exposure. With ****north-facing waterfront orientation****, owners enjoy a front-row seat to sunlit mornings, soft evening reflections, and the ever-changing palette of the bay throughout the seasons. The water access invites endless recreational possibilities: boating, kayaking, paddleboarding, or simply taking in the gentle breeze from a private dock or future shoreline terrace. The home itself is a classic two-storey century residence, built circa 1890, reflecting the timeless craftsmanship of its era. The structure features four bedrooms, two baths, and retains architectural details that speak to its long history-an embodiment of comfort and



continuity. Whether restored as a stately family home or reimaged with modern design elements, the house offers a foundation steeped in heritage and possibility. Few properties capture the blend of natural beauty, privacy, and accessibility that defines 2422 County Road 3. The sweeping lawns transition seamlessly to the lakeshore, where the water's edge opens to broad, unobstructed vistas across the Bay of Quinte. The shoreline's gentle grade makes it practical for both recreation and visual enjoyment-perfect for morning coffee at the shore or sunset gatherings with family and friends. (id:6289)

Essential Information

Listing #	X12469737
Price	\$1,300,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2422 County Rd 3 Road
Subdivision	Ameliasburg Ward
City	Prince Edward County (ameliasburg Ward)
Province	Ontario
Postal Code	K0K1L0

Amenities

Amenities	Fireplace(s)
Features	Sloping, Level
Parking Spaces	6
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Cooktop, Dishwasher, Oven, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	150.6 x 629 FT 2 - 4.99 acres

Listing Details

Listing Office EKORT REALTY LTD.



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