

\$525,000 - 23 Pc Lane, Prince Edward County (north Marysburg Ward)

MLS® #X12477154

\$525,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

North Marysburg Ward, Prince Edward County
(north Marysburg Ward), Ontario

This fabulous and stylish Licensed 3 season cottage (S.T.A. Short Term Accommodation) is ready and waiting for its next owners! Enjoy a light filled, open concept, 3 bedroom, 1 bath, cottage that is fully turn key. Being sold with all furnishings and decor so you can jump right in and enjoy your investment or family cottage. The Raven's Nest Cottage has been a bustling "Grandfathered Short Term Accommodation" for over 8 years, the income generation has been consistent and thriving since 2017. The views from every room calm your soul the moment you walk in, the wood-stove & baseboard heat in the central living area is perfect for any chilly nights. Updated kitchen, luxury vinyl floors throughout, cozy family room for movie nights and cottage games. Wood clad cathedral ceilings, newer metal roof, uv water filtration system, wrap around deck for sun tanning and BBQ days. Newly insulated walls/ceiling and a cozy wood stove have you half way there for winterizing, great potential to make 4 season. Follow the path from the large deck down to your campfire and swing area, continue down the trail to the lake & your chairs on the stone beach. Enjoy the expansive views and life by the lake! It never gets old. Sitting on a private lane with 3 other cottages, all properties have shared, waterfront access. The Raven's Nest, sits the most private of the 3, with tall cedars lining the



property, and abundant perennial gardens meandering throughout. Friends and guests will love this perfect little oasis! Income generating from Spring to Fall or enjoy this perfect retreat for yourself. Rental contracts can be discussed further wether desired or not. (id:6289)

Essential Information

Listing #	X12477154
Price	\$525,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Pc Lane
Subdivision	North Marysburg Ward
City	Prince Edward County (north Marysburg Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Utilities	Electricity
Features	Irregular lot size, Carpet Free
Parking Spaces	3
Parking	No Garage
View	Lake view

Interior

Appliances	Water Heater, Water purifier, Furniture, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 1

Exterior

Exterior Steel
Lot Description 123 x 239.6 Acre
Foundation Wood/Piers

Listing Details

Listing Office EXP REALTY



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