

\$329,000 - 74 - 18 Natures Lane, Prince Edward County (athol Ward)

MLS® #X12480375

\$329,000

2 Bedroom, 2.00 Bathroom,
Single Family

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

Private Conservation-View Cottage with Spectacular Sunsets! Welcome to 18 Nature's Lane, one of the best locations in the Meadows at East Lake Shores! This charming Northport model bungalow sits on a peaceful lot backing onto protected conservation lands, where you can watch the birds and enjoy uninterrupted west-facing sunsets from the comfort of your screened-in porch. Offered by the original owner, this cottage has never been used as a rental property and has been lovingly cared for, showing pride of ownership throughout. Inside, you'll find two bedrooms and two full bathrooms, including a three-piece ensuite. The bright, open layout makes the kitchen, dining, and living areas feel spacious and connected. Hardwood floors add warmth and character, an exceptionally rare upgrade at East Lake Shores, found in only a handful of cottages. Freshly painted and move-in ready, this turn-key retreat also features a private yard, two-car owned parking, and a storage shed for all your outdoor gear. Located in East Lake Shores, a seasonal gated waterfront community (open April-October), this cottage sits centrally between the family pool, sports courts, and playground on one side and the waterfront, adult pool, gym, and Owner's Lodge on the other. The resort offers 80 acres of park-like grounds, 1,500 feet of shoreline, scenic walking trails, and complimentary use



of canoes, kayaks, and paddleboards. Just 9 km from Sandbanks Provincial Park and minutes to the County's renowned wineries, breweries, shops, and dining, this cottage invites you to slow down and enjoy life by the lake. A great value in today's market, it's ideal for both personal getaway and investment purposes. And with no STA licence required to rent, you can join the on-site corporate program or host on Airbnb/VRBO for extra income. 18 Nature's Lane offers a rare blend of privacy, sunsets, and easy-care living-the perfect place to unwind in beautiful Prince Edward County. (id:6289)

Essential Information

Listing #	X12480375
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	74 - 18 Natures Lane
Subdivision	Athol Ward
City	Prince Edward County (athol Ward)
Province	Ontario
Postal Code	K0K1P0

Amenities

Amenities	Beach, Exercise Centre, Separate Heating Controls, Separate Electricity Meters, Security/Concierge
Utilities	Electricity Connected
Features	Ravine, Backs on greenbelt, Flat site, Balcony, In suite Laundry
Parking Spaces	2
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Water Heater, Water meter
Heating	Electric Baseboard heaters
Cooling	Wall unit
# of Stories	2

Exterior

Exterior	Hardboard
Foundation	Wood/Piers

Listing Details

Listing Office	ROYAL LEPAGE CONNECT REALTY
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