

\$3,675,000 - 346 Picton Main Street, Picton

MLS® #40752369

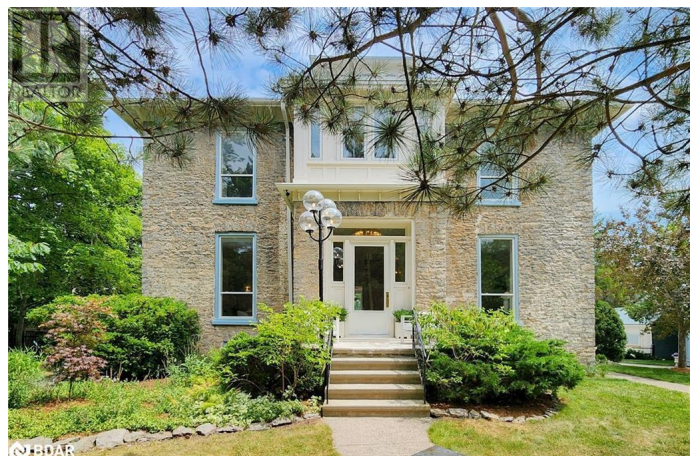
\$3,675,000

4 Bedroom, 5.00 Bathroom, 6,026 sqft

Single Family on 0.84 Acres

Picton Ward, Picton, Ontario

FULLY UPGRADED!!! The Majestic Sills/Hepburn House, A Circa 1859 Italianate Stone Masterpiece Perched Above Picton Harbour With Sweeping Lake Views On Nearly An Acre In The Heart Of Downtown Picton. Impeccably restored with modern upgrades, this 2 storey heritage home radiates timeless elegance while offering contemporary comfort and style. Custom finishes, high ceilings, oak flooring, and a grand staircase with scone lighting set the tone for refined living. Entertain on the main level with a formal dining room, bar area, built-in benches, display cabinetry, or gather in spacious living areas with a cozy fireplace. The chefs kitchen features custom design with a centre island, breakfast bar, premium appliances: Frigidaire fridge, La Cornue 43 5-burner gas stove, Zline built-in microwave drawer and more! Upstairs offers 4 bedrooms, each with its own ensuite and picture windows with all-around views, a laundry room with sitting coffee station, a private terrace overlooking the marina, and attic with reclining ladder access. Enjoy the beautifully landscaped backyard, with glass fencing, a wooden deck, and octagon gazebo, is a private oasis and the perfect venue for intimate events, garden parties, or weddings with a stunning harbour backdrop. The finished basement provides flexible space for a gym, media room, or recreation. An oversized driveway and detached garage with a workshop accommodate your projects with ease. Inclusions: All light fixtures, window



coverings, fridge, gas stove, microwave
drawer, dishwasher, washer/dryer, two owned
furnaces, two central A/C units, owned hot
water tank, water softener, attic ladder, garage
door opener, garden shed, and gazebo.
Previously licensed as a B&B, it offers
potential as a legacy home, upscale
residence, or investment. Walk to cafes,
dining, shops, and galleries, with wineries,
beaches, and arts nearby. Dont miss this rare
opportunity to own a heritage gem in Picton.
(id:6289)

Essential Information

Listing #	40752369
Price	\$3,675,000
Bedrooms	4
Bathrooms	5.00
Square Footage	6,026
Acres	0.84
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	346 Picton Main Street
Subdivision	Picton Ward
City	Picton
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Hospital, Marina, Park, Schools
Features	Corner Site, Gazebo, Automatic Garage Door Opener
Parking Spaces	12
Parking	Detached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Central Vacuum, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Water softener, Washer, Range - Gas, Microwave Built-in, Gas stove(s), Hood Fan, Window Coverings, Garage door opener

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 2

Has Basement Yes

Exterior

Exterior Brick, Stone

Foundation Stone

Listing Details

Listing Office RE/MAX HALLMARK REALTY LTD.



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