

# \$1,495,000 - 1818 County 12 Road, Prince Edward County (hallowell Ward)

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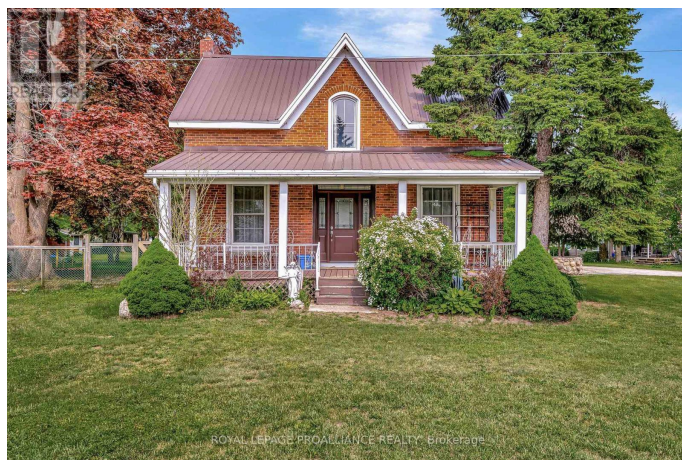
MLS® #X12028679

**\$1,495,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

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

Enjoy the stunning views of West Lake and the breathtaking sunsets over the sand dunes at Sandbanks Provincial Park! Situated on approximately 2.4 acres, this nostalgic 4-bedroom, 2-bath century home retains many of its original hardwood floors and trim. The well-treed lot provides plenty of shade. With Tourist Commercial zoning, this property could be perfect for a health spa, motel, bed & breakfast, or more. Great swimming and fishing with gentle lake access and a mild slope into the water, ideal for swimming or wading. Avoid the beach crowds and relish your own waterfront paradise! The "Sandbanks Beach Resort" has hosted approximately 15 trailer and camper renters over the years. A 25-foot-wide boat launch rated by owners as the best and easiest on West Lake adds to the property's appeal. The main floor bathroom was renovated in 2019 with a cherrywood natural finish, a soaker tub, sink with vanity, new fixtures, and a laundry room. Additional upgrades include a high-efficiency gas furnace (2020) and a steel roof. Recent updates in 2024 include a new side deck, new front door entry with sidelights and transom, and new thermal windows in the kitchen and main bedroom. Just steps away from two restaurants and Isaiah Tubbs Resort & Conference Centre, this property offers access to beaches, walking, and cycling trails



only one kilometer away. This area is a true paradise! Live where you love to visit! A local hospital and amenities are just 15 minutes away in Picton. (id:6289)

**Essential Information**

Listing #	X12028679
Price	\$1,495,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1818 County 12 Road
Subdivision	Hallowell Ward
City	Prince Edward County (hallowell Ward)
Province	Ontario
Postal Code	K0K2T0

**Amenities**

Amenities	Beach, Hospital, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Natural Gas Available, Telephone
Features	Wooded area, Irregular lot size, Level, Guest Suite
Parking Spaces	16
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Garage door opener remote(s), Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick
Lot Description	216.7 x 502.4 FT ; Irregular: 24.90 ft on West Lake 2 - 4.99 acres
Foundation	Poured Concrete

## Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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Listing information last updated on October 12th, 2025 at 4:01pm EDT