

\$2,199,000 - 1479 Lakeside Drive, Prince Edward County (ameliasburgh)

MLS® #X12178049

\$2,199,000

5 Bedroom, 6.00 Bathroom,
Single Family on 678.00 Acres

Ameliasburgh, Prince Edward County
(ameliasburgh), Ontario

This exquisite and rare Regency cottage was almost completely destroyed but instead it was saved by Professor and preservation enthusiast, Shannon Kyles. "The Gryphon" was originally located in Ancaster, Ontario and was known as "The Grove." Painstakingly dismantled piece by piece, this rare treasure of a home was lovingly restored and rebuilt where it sits today; on 17+ acres of natural wildlife preserve on Lake Consecon. Each tradesperson is an expert in their field of restoration, no detail has been overlooked. 200 year old windows, removed and refinished, saved from ruin and reinstalled. In 2021 an 1830s carriage house was moved from Closson Road in Prince Edward County and brought to the property, making this the ideal spot for an events based business. This historic home is built on a new foundation, with Insulated Concrete Forms on the exterior as well as new plumbing, electrical, a new slate roof in 2022, and a new geothermal unit in 2018, and a sprinkler system for added convenience. You'll have the comfort of knowing it's newly rebuilt and energy efficient with geo thermal technology. 200 year old charm without the 200 year old problems. As a licensed STA, this home offers excellent income potential with 5 bedrooms, 6 bathrooms and a complete one bedroom apartment on the lower level. If you've got the



dream, this is a once in a lifetime kind of opportunity (id:6289)

Essential Information

Listing #	X12178049
Price	\$2,199,000
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Acres	678.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1479 Lakeside Drive
Subdivision	Ameliasburgh
City	Prince Edward County (ameliasburgh)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Sloping, Waterway, Marsh
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water softener, Water Treatment, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Refrigerator
Heating	Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	4
# of Stories	2

Has Basement Yes

Exterior

Exterior Stucco

Exterior Features Landscaped

Foundation Insulated Concrete Forms

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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