

\$509,000 - 976 County Rd 13, Prince Edward County (south Marysburg Ward)

MLS® #X12290374

\$509,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

South Marysburg Ward, Prince Edward County
(south Marysburg Ward), Ontario

Nestled in the sought-after community of Black River, this home offers a rare blend of serenity and utility on just over half an acre. Recently renovated, the residence unfolds across a bright, well-proportioned layout featuring two bedrooms and one bathroom, with option for a third bedroom to be configured into the home for evolving or specific lifestyle needs. Elevated by thoughtful updates which including new flooring throughout the main level, light fixtures indoor and out, rejuvenated bathroom, and kitchen with new refrigerator and oven, the home also freshly painted is simply turnkey and poised for immediate enjoyment. From the waters edge, the property offers direct access to calm waters for paddling to the open lake beyond, welcoming canoeing, kayaking, or paddle boarding from your own backyard, even excursions on smaller watercraft. The gently treed landscape, combined with expansive frontage and an inviting natural backdrop, encourages a fluid connection between indoor comfort and outdoor adventure. Located 10 minutes south of Picton and around the corner from some of The County's most celebrated artisan destinations and farm stands, the home is perfectly positioned for both full-time living and weekend reprieve. Whether savouring morning stillness on the deck or paddling into the golden light of sunset on a summer evening,



this is a property that enhances the rhythm of everyday life with sounds of nature echoing in the background. A quiet canvas for creative living awaits your next chapter. (id:6289)

Essential Information

Listing #	X12290374
Price	\$509,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	976 County Rd 13
Subdivision	South Marysburg Ward
City	Prince Edward County (south Marysburg Ward)
Province	Ontario
Postal Code	K0K2P0

Amenities

Utilities	Electricity, Wireless
Features	Wooded area, Sloping, Partially cleared, Open space, Flat site
Parking Spaces	4
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Oven, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Lot Description	98.1 x 251 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office CHESTNUT PARK REAL ESTATE LIMITED



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