

\$3,675,000 - 346 Picton Main Street, Prince Edward County (picton Ward)

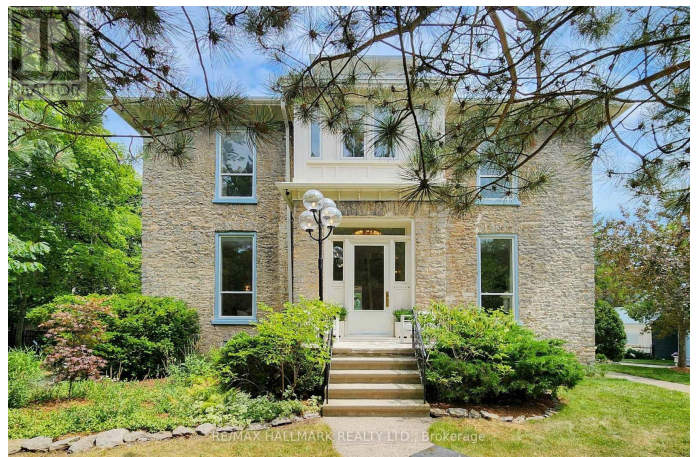
MLS® #X12292668

\$3,675,000

4 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Picton Ward, Prince Edward County (picton Ward), 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 #	X12292668
Price	\$3,675,000
Bedrooms	4
Bathrooms	5.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	346 Picton Main Street
Subdivision	Picton Ward
City	Prince Edward County (picton Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Amenities	Hospital, Marina, Park, Schools
Features	Carpet Free
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Water Heater, Water softener, Dishwasher, Dryer, Garage door opener, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
Lot Description	154 x 228.7 FT ; 164.43 FT X 228.69 FT X 126.59 FT X 61.5
Foundation	Stone

Listing Details

Listing Office	RE/MAX HALLMARK REALTY LTD.
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Listing information last updated on October 29th, 2025 at 12:31pm EDT