

# \$499,000 - 209 - 50 Hollow Lane, Prince Edward County (athol Ward)

MLS® #X12362448

**\$499,000**

2 Bedroom, 2.00 Bathroom,  
Single Family

Athol Ward, Prince Edward County (athol Ward), Ontario

Escape to East Lake Shores, a vibrant seasonal community open from April to October on the shores of East Lake in beautiful Prince Edward County, just 9 km from Sandbanks Provincial Park and surrounded by wineries, shopping, and great local dining. This gated resort is home to a warm, welcoming mix of owners singles, couples, families, and retirees from all backgrounds. Its a throwback to simpler times, where kids roam freely and neighbours become lifelong friends. Located in The Hollows, one of the most desirable areas of the resort, this popular Picton model is one of the largest in the community. It features two bedrooms, two bathrooms, an open-concept kitchen, dining, and living area with vaulted ceilings, plus a spacious upper loft for extra sleeping space or storage. The large screened-in porch overlooks the forest, one of the most peaceful settings in the community. Landscaped with private two-car parking and a handy storage shed, this cottage is fully furnished and ready to enjoy. East Lake Shores spans 80 acres of parkland and offers close to 1,500 feet of waterfront. Enjoy two pools, tennis, basketball, bocce and pickleball courts, a gym, dog park, playground, walking trails, and a clubhouse with aqua fit, Zumba, line dancing, crafts, movie nights, and live music. Canoes, kayaks, and paddleboards are



available at the lakefront, along with a lakeside patio offering stunning views of the sunset over East Lake. This is a vacant land condominium, so you own the cottage and the lot it sits on. Condo fees of \$669.70 per month include water, sewer, internet, cable, grounds maintenance, waste removal, management, and full use of amenities. Keep it to yourself or rent it out when you're not using it. Join the corporate rental program or manage your own rentals to help offset costs. An excellent opportunity to enjoy the best of Prince Edward County, make new friends, and build unforgettable family memories in a place you'll love returning to year after year. (id:6289)

Essential Information

|           |                    |
|-----------|--------------------|
| Listing # | X12362448          |
| Price     | \$499,000          |
| Bedrooms  | 2                  |
| Bathrooms | 2.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 209 - 50 Hollow Lane              |
| Subdivision | Athol Ward                        |
| City        | Prince Edward County (athol Ward) |
| Province    | Ontario                           |
| Postal Code | K8N4Z4                            |

Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Beach, Park, Exercise Centre, Visitor Parking, Security/Concierge |
| Features       | Wooded area, Ravine, Backs on greenbelt, Balcony                  |
| Parking Spaces | 2                                                                 |
| Parking        | No Garage                                                         |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Waterfront                                                        |
| Has Pool       | Yes                                                               |

Pool Outdoor pool

### Interior

|              |                            |
|--------------|----------------------------|
| Appliances   | Water meter                |
| Heating      | Electric Baseboard heaters |
| Cooling      | Wall unit                  |
| # of Stories | 2                          |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Hardboard  |
| Exterior Features | Landscaped |
| Foundation        | Wood/Piers |

### Listing Details

Listing Office ROYAL LEPAGE CONNECT REALTY



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