

\$1,499,000 - 34 Owen Lane, Prince Edward County (sophiasburg Ward)

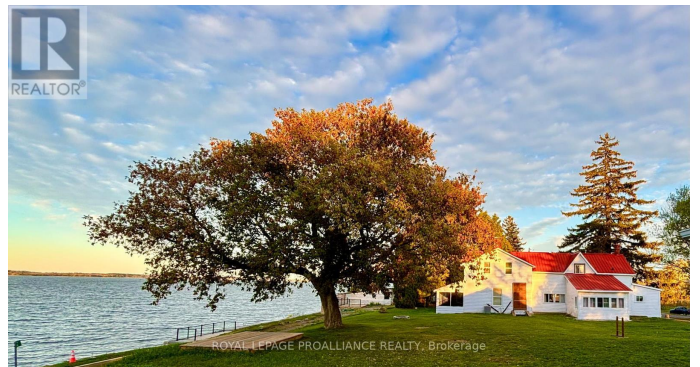
MLS® #X12444226

\$1,499,000

6 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Sophiasburg Ward, Prince Edward County
(sophiasburg Ward), Ontario

You're right! This property is not currently a home or residence. This rare opportunity in Prince Edward County is looking for someone with a strong vision and an adventurous entrepreneurial spirit. After close to 100 years in the same family, this traditional fishing lodge is ready for its next life. The options are wide open. This property is hard to duplicate almost 11 acres with over 800 feet of shoreline on the Bay of Quinte. The seawall has undergone extensive reclamation, reconstruction, and restoration using Armorstone sourced from outside the area for enhanced durability. A scarce, 30,000-square-foot, protected harbour offers docking for up to 12 boats. New docks in 2021-22 and an average depth of 6 feet. A 135 dock at the main lodge was installed in 2023. Another rare feature is the existing Tourist Commercial zoning on the property, which permits a wide range of uses. The property currently features two homes, five cottages, a two-level workshop, and a massive three-storey storage hangar, which can be repurposed in many different ways. Replacing this building would be costly. What will you do with this gem? Private waterfront estate/compound? Redevelop as a luxury resort/marina development? Whatever you decide, you are located within the sweet spot radius that includes the GTA, Montreal and Ottawa. You will be aligned with nearby



wineries, restaurants, trails, and a network of prime boating and fishing areas. Your venture will ride that wave that is Prince Edward County and all that it is becoming. Is there work to be done here? You bet! Remember that old quote- Opportunity usually shows up in overalls. Having said all that! You could buy this property and just create a very unique residential property. (id:6289)

Essential Information

Listing #	X12444226
Price	\$1,499,000
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Owen Lane
Subdivision	Sophiasburg Ward
City	Prince Edward County (sophiasburg Ward)
Province	Ontario
Postal Code	K0K1W0

Amenities

Amenities	Marina
Parking Spaces	18
Parking	Garage, RV
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Natural gas Forced air
# of Stories	2

Has Basement Yes

Exterior

Exterior Vinyl siding
Lot Description 1670 x 431.3 FT
Foundation Stone, Slab

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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