

Property Information

Welcome to this enduring Circa 1840 stone home nestled along 424 feet of west facing natural waterfront on the Bay of Quinte. Steeped in history yet boasting modern interior design, this two-bedroom home offers a serene retreat with breathtaking views and ample amenities.

Upon entering, you'll be greeted by an inviting open-concept great room. The kitchen features sleek quartz countertops, a central island with dual sinks, and a built-in pantry wall that seamlessly incorporates the refrigerator. Deep-set window ledges provide cozy reading nooks or spaces for vibrant indoor plants. The living and dining area is warmed by a gas fireplace, creating an ambiance of comfort and relaxation.

Adding to the charm is a sprawling three-season sunroom that faces the bay. It offers a cozy atmosphere with a chimney ready to install a wood stove, custom wood ceilings, and panoramic 180-degree views of the surrounding landscape.

Upstairs discover two bedrooms tucked into the eaves, each adorned with dormer windows and built-in storage, as well as a family bathroom, laundry room and convenient ensuite powder room.

Outside, the property boasts an oversized detached two-car garage with a lean-to, indoor heated chicken coup and an insulated workshop, providing ample storage and workspace for hobbies and projects. A dedicated three-season guest suite offers convenience and privacy with its own kitchen, bathroom, and sleeping quarters.

This property is situated on just over 16 acres and offers a harmonious blend of natural beauty and cultivated space. The shoreline is deep and clean, perfect for swimming and water activities. Two wooden decks flank the house, each adorned with shade trellises, providing ideal spots for outdoor entertaining or simply enjoying the tranquil surroundings. A small, fenced area ensures safety for children and pets to roam freely and there is an outside chicken coup.

Experience the timeless elegance and serene waterfront living at 119c North Big Island Road.

Property Details

ADDRESS: 119c North Big Island Road PEC K0K 1W0

TYPE: Detached one-and-a-half-story waterfront home

LEGAL DESCRIPTION: RDAL ALONG SHORE OF THE BAY OF QUINTE IN BIG ISLAND SOPHIASBURGH; PT LT 27 BIG ISLAND SOPHIASBURGH PT 2 & 6 47R5521; PRINCE EDWARD

SQ. FT:	2,400 +/- (per MPAC)
BEDROOMS:	2
BATHS:	1-4pc with tub and separate shower on second floor, 1-2pc ensuite, 1-2pc in guest suite
LAUNDRY:	Second floor laundry room
BASEMENT:	Crawl space with trap door access from living room, sump pump
AGE:	1840 (as per MPAC)
ELECTRICAL:	200 amp panel and the garage has 100 amp panel
ROOF:	Metal

FOUNDATION:	Stone and poured concrete, piers under sunroom
FLOORS/WINDOWS:	Pine, vinyl floors, vinyl windows with dormers
INTERIOR:	Sunroom addition in 2008, central vac system (never used – no attachments), drywall, wood
EXTERIOR:	Stone, stone walkway, two side patios with sun trellis, and a small fenced area
PARKING:	Gravel drive, space for 8+ vehicles
GARAGE:	Detached board and baton 2 car garage with workshop space (2004) with attached three season guest house
LOT SIZE:	400' x irregular 16.08 acres
OUTBUILDINGS:	Shed, workshop, insulated chicken coop and guest house
ZONING:	RU1 – Rural Residential Zone
TAXES:	\$5,413.95 (2023)
ANNUAL COSTS:	Oil \$3,300 Propane \$1,800 Hydro \$1,440
ROLL #:	135091801507100
PIN #:	550400083
HEATING:	Oil fired hot water boiler Tank (S-426108) 2011
FIREPLACE:	Free standing propane fireplace in living room, wood fireplace in the guest suite and a chimney in the sunroom ready for a woodstove to be installed
COOLING:	None
RENTALS:	Culligan water softener
WATER:	Private well (water test 0/0)
WASTE:	Septic Bed

LOT DESCRIPTION:	Mostly level, open space, rocky shoreline with approximately 9.5 acres being cultivated lands
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, guest suite appliances and shelving, EGDO, chicken coup in the garden shed, anything left on the property.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	Immediate

Note: a local farmer cuts hay from the land each year. There is no remuneration. The farmer is willing to cut hay from the land for the new owner, but there is no written agreement or obligation.

Visit Website:

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