

Property Information

Welcome to your private retreat on the shores of Lake Ontario in deep water Prinyers Cove, a famous safe harbour for sailors! Nestled on a heavily treed SE exposed high-aspect shoreline, this rustic two-bedroom, two-bathroom home offers a tranquil escape in a picturesque setting. There is a Jet float dock at the shoreline for swimming and docking, and a new 1200 lb mooring was installed two years ago.

As you enter, the main level welcomes you with a spacious great room that boasts stunning SE water views, creating a seamless connection between indoor comfort and the beauty of the outdoors. The kitchen features black Corian countertops and matching black appliances, providing a sleek contrast against the natural pine interior and fieldstone fireplace. There is a second bedroom on the main level that could serve multiple purposes.

Ascend to the second floor, where the principal bedroom suite awaits. Revel in the panoramic southern waterfront views greeting you each morning, which can also be enjoyed from the corner soaker jet tub near the warm woodstove. The master suite also includes a separate two-piece bathroom.

The lower level is an open canvas featuring a finished rec room with a wood stove, a walkout to an enclosed water-facing screened-in porch, and an insulated wine cellar. Whether a game night, wine night, or a quiet retreat, this space offers flexibility for various activities or could be converted into a luxury bedroom suite.

Outside, the property unfolds with terraced patios and stairs, sloping towards 75 feet of water frontage. The water is clean, calm, and deep, ideal for mooring and docking large sailboats and deep dive swimming.

Adding to the allure of this property is a detached garage, heated and insulated, used as a workshop with a studio above. The 4 season studio includes a three-piece bathroom and two private balconies, providing a versatile space that could serve as a home office, art studio, or guest suite. This is a carport off of the garage.

371 Prinyers Cove Crescent offers a rustic retreat with SE exposure on Lake Ontario in a famous protected harbour.

Property Details

ADDRESS: 371 Prinyers Cove Cres, Prince Edward K0K 2T0

TYPE: Detached two story home

LEGAL DESCRIPTION: LT 12 RCP 10 N MARYSBURGH;
PRINCE EDWARD

SQ. FT:	1,685 +/- sq. ft. (as per MPAC)
BEDROOMS:	2
BATHS:	1-3pc main, 1-3pc loft, 1-3pc second floor, 1-1pc basement
LAUNDRY:	Basement
BASEMENT:	Full, partly finished basement with pine ceilings, rec room woodstove, walkout to screened porch
AGE:	1988 (36 years old)

ELECTRICAL:	200 amp service in the house and 100 amp service in the garage
ELECTRICITY COSTS:	\$624 per month equal billing including the house, workshop, and loft, which are all heated 12 months of the year.
ROOF:	Hip roof with asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Drywall and pine finishes, pine and carpet floors, stucco ceilings
EXTERIOR:	Board and Batton, multi-level decking
WINDOWS:	Original Pella windows. SE bedroom window updated to vinyl. Patio doors on all three floors and in the loft updated with vinyl
PARKING:	Double-wide gravel drive with extra parking, can accommodate 8 + vehicles
GARAGE:	Detached 2 car garage with swinging doors (heated and insulated with woodstove, workshop, and 100 amp service panel with 220v plug for machine tools)
LOT SIZE:	75' x 265' (0.46 acres as per MPAC)
LOFT:	Open span studio with 3pc bathroom, wood stove, two balconies
ZONING:	RR – Rural Residential Zone
TAXES:	\$4,224.96 for 2023
ROLL #:	135070102004812
PIN #:	550960079
HEATING:	Electric baseboard with 2 Mitsubishi split system ductless heat pump units (1 on the main level and 1 on the second level)

FIREPLACE:	Wood burning fireplace on the main level, woodstoves on lower level, second level and in the garage
COOLING:	Mitsubishi split system ductless heat pump units (1 on the main level and 1 on the second level)
RENTALS:	None
WATER:	Private well with UV system & chlorinator. Secondary pump and pressure tank beside the back deck for watering and gardening that draws from the lake.
WASTE:	Septic Bed – last pumped October 2018 – septic inspection indicates it does not require pumping now.
LOT DESCRIPTION:	Sloping N to S toward the high aspect shoreline, small fenced area for pets or kids, garden shed, 45 steps to the waterfront dock (Jet float dock accommodated a 37' sailboat.) 1200 lb mooring installed two years ago with a 50 ft. transport chain attached to the dock
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, satellite dish, docks, mooring
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

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