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Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Nestled on approximately 2 acres along the quiet shoreline of Fish Lake in Prince Edward County, this custom-built bungalow offers an exceptional opportunity to enjoy privacy, nature and waterfront living. Built in 2003 and set well back from the road, the property offers a secluded country setting with approximately 200 feet of frontage and nearly 500 feet of depth.

Fish Lake and the surrounding area are popular with conservation-minded owners and nature enthusiasts who appreciate the quiet setting, birdlife, wetlands and limited development. The property enjoys a north-facing waterfront exposure with a natural shoreline.

A long private driveway winds to an attractive red board-and-batten bungalow with an attached triple garage. The home offers approximately 1,886 sq. ft. of above-grade living space on one level and was thoughtfully positioned on the property to maximize privacy and views toward the water.

The home features a bright open-concept design with large windows, vaulted ceiling areas, multiple patio door walkouts and excellent natural light throughout. The floor plan includes an open foyer, spacious living and dining room, open concept water-facing kitchen and family room. There are 3 bedrooms with a spacious primary suite including a large spa-like 4-piece bathroom and walk-in closet, a second full bathroom, making the property suitable as either a full-time residence or a peaceful County retreat.

The attached triple garage provides exceptional storage, workshop and vehicle space. The home is situated on a concrete slab foundation for low-maintenance living.

The grounds are a blend of lawn, mature trees and natural waterfront vegetation. A small outbuilding near the shoreline adds additional utility for storage or recreational use. The property's setting is exceptionally quiet, with very little through traffic and a strong sense of seclusion while still remaining accessible to Demorestville, Picton, Belleville and the amenities of Prince Edward County.

PROPERTY DETAILS

ADDRESS: 225 Fish Lake Road, PEC ON, K0K 1W0

TYPE: Freehold Single Family Detached Waterfront Residence

LEGAL DESCRIPTION: PT LT 34 CON 2 WEST OF GREEN POINT SOPHIASBURGH PT 2 47R5312; PRINCE EDWARD

SQ. FT:	1,886 sq. ft. above grade (MPAC)
BEDROOMS:	3 Bedrooms
BATHS:	2 Bathrooms (4 pc and ½ bath)
LAUNDRY:	Main level in access room to the garage
BASEMENT:	None
AGE:	23 Years (2003, MPAC)
ELECTRICAL:	200 amp breaker panel in the garage
ROOF:	Asphalt shingles (2015)
FOUNDATION:	Concrete slab
FLOORS:	Laminate, carpet and ceramic
CEILINGS:	Drywall
WINDOWS:	Large thermopane-style windows, new skylight in 2025
EXTERIOR:	Board-and-batten style exterior with asphalt shingle roof
INTERIOR:	Drywall
PARKING:	Long private gravel driveway
GARAGE:	Attached triple garage with approximately 708 sq. ft. area and 3 garage spaces
LOT SIZE:	Approximately 200 ft frontage by approximately 475-492 ft depth; irregular shape
ZONING:	RR-Rural Residential
OUTBUILDINGS:	Small detached garden shed near waterfront

PROPERTY DETAILS *continued*

TAXES:	\$5,173 (2025, MPAC)
ROLL #:	135091801503126
PIN #:	550080142
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard
COOLING:	Lake breezes
RENTALS:	None
HOME INSPECTION:	Full version available at: www.gogordons.com
WATER:	Shore well, well equipment in the garage, water softener, sediment prefilter, UV system and dedicated reverse osmosis drinking water purification system under the kitchen sink
WASTE:	Septic system
LOT DESCRIPTION:	Approximately 2.01 acres. Private, partially wooded waterfront lot with mature trees, open lawns and natural shoreline vegetation
INCLUSIONS:	Fridge, built-in range and stove, dishwasher, washer, dryer
COSTS:	Electricity \$4,200 last 12 months
ASSESSMENT:	2026 MPAC Assessment: \$412,000
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate



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