GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

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

Experience the best of Prince Edward County waterfront living at 109 Prinyers Cove Crescent. This delightful property offers 1,507 sq ft of above-grade living space, plenty of storage, a natural shoreline perfect for swimming, and stunning water views enjoyed from multiple rooms and outdoor spaces throughout.

The warm and inviting interior features an open-concept kitchen, dining, and living area with parquet flooring, a wood-burning fireplace, and a beautiful bay window. The well-appointed kitchen boasts an island with double stainless-steel sinks, ample cabinetry, and a pantry. Patio doors lead to a spectacular elevated waterside deck, complete with a pergola and bamboo privacy wall — the perfect spot to relax and take in the waterfront scenery.

The home offers two main-level bedrooms, including a generous primary suite with large water-facing picture windows, and two bathrooms — a convenient 2-piece off the kitchen and an elegant 4-piece featuring a clawfoot tub and separate standalone shower.

Outside, enjoy the covered front entrance with stone patios, side yard access, and a large storage area beneath the deck. Located just two properties from Prinyers Park and Boat Launch, and only 25 km from vibrant downtown Picton, this property is perfectly positioned to enjoy everything the County has to offer. A wonderful opportunity to own a piece of Prince Edward County's coveted waterfront.

PROPERTY DETAILS

ADDRESS: 109 Prinyers Cove Crescent, P.E.C ON, K0K2T0
TYPE: Freehold Detached
LEGAL DESCRIPTION: LT 52 RCP 8 N MARYSBURGH; PRINCE EDWARD

SQ. FT:	1,507 Above grade (MPAC)
BEDROOMS:	2 Bedrooms (main level)
BATHS:	2 Bathrooms (2 pc & 4 pc main level)
LAUNDRY:	Main level
BASEMENT:	Crawlspace with two entrances from the exterior
AGE:	52 Years old (1974, MPAC)
ELECTRICAL:	200 amp breakers
ROOF:	Metal
FOUNDATION:	Concrete block
FLOORS:	Vinyl, parquet
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Stained board and batten wood siding
INTERIOR:	Drywall
PARKING:	Single-wide private driveway (parking for 4 vehicles)
GARAGE:	None
LOT SIZE:	75 ft x 217 ft (MPAC)
ZONING:	RR1-67 – Rural Residential Zone

PROPERTY DETAILS *continued*

TAXES:	$3,704 for 2025 (MPAC)
ROLL #:	135070102004652
PIN #:	550960301
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard
COOLING:	Portable unit built into the sidewall on the east side
COSTS:	Electricity $249 per month equal billing
RENTALS:	None
FIREPLACE:	1 Wood burning
WATER:	Shore well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Gentle slope to level, swimmable waterfront
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, Bell satellite, Shaw satellite
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$20,000
SUGGESTED CLOSING:	Immediate

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Every detail.



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