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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

A long, tree-lined driveway leads to this uniquely designed waterfront home in North Marysburgh, Prince Edward County, located on the shores of Adolphus Reach. Mature trees, gardens and a broad lawn surround the house, with open views across the water.

The home blends Victorian and Gothic influences in a distinctive storybook design. Strong symmetry, dramatic vertical proportions, and twin polygonal wings resembling turrets create an almost castle-like presence, combining the romance of a country manor with the intimacy of a private waterfront cottage. Spectacular views across Adolphus Reach change with the season.

Built in 1990, the two-storey home offers approximately 2,210 square feet above grade, with four upstairs bedrooms and a partially finished lower level. The main floor brings the kitchen, dining and living areas together beneath a distinctive coffered ceiling. Terracotta-toned tile floors, large waterfront windows and doors as well as a wood-burning fireplace give this central gathering space warmth and character. Updated in 2022, the kitchen features white cabinetry, a contrasting dark island, pendant lighting, quartz countertops, subway tile backsplash and a gas range.

French doors lead into the octagonal sunrooms at opposite ends of the main living space. Wood-lined walls, wood floors and raised octagonal ceiling details emphasize their unusual shape, creating inviting settings for reading, conversation or a quiet morning overlooking the water. Sliding doors from the central living area open to the updated deck between the sunrooms. A foyer and powder room complete the main floor.

PROPERTY INFORMATION
continued

A wood staircase beneath a skylight leads to four upper-level bedrooms. The primary bedroom includes a walk-in closet and a four-piece ensuite, while three additional bedrooms share a second full bathroom. Laundry is conveniently located on this level. Downstairs, a long recreation room with built-in shelving is complemented by a den, three additional rooms, storage and utility areas, providing flexible space for hobbies, home offices and recreation.

Two separate garage buildings provide substantial space for vehicles, boats, equipment and workshop use. The 2 car garage beside the house measures approximately 21 by 20 feet and connects to the foyer through a glass breezeway. The larger detached garage measures 35 by 29 feet, with about 1,030 square feet of interior space and one double and one single overhead door. All new siding and composite decking in 2023.

Outside, a fenced garden, raised planting beds, a garden shed and a waterfront sitting area with a stone firepit complement the grounds. The north-facing, easily accessible shoreline is natural, with stones, rocks and vegetation offers spectacular sunsets and wildlife sightings throughout the year. A dock can be easily installed along the gently sloping shoreline. Central air conditioning, water-treatment equipment and a 16 kW backup generator add practical features to this distinctive waterfront property.

PROPERTY DETAILS

ADDRESS: 23 Prinyers Cove Crescent, North Marysburgh, Prince Edward County, Ontario K0K 2T0

TYPE: 2 Storey Detached waterfront residence

LEGAL DESCRIPTION: PT LT 31 CON BAYSIDE N MARYSBURGH PT 1 47R3948; PRINCE EDWARD

SQ. FT:	Approximately 2,210 sq. ft. above grade (as per floor plans), plus approximately 1,122 sq. ft. of total basement area
BEDROOMS:	4 Bedrooms
BATHS:	2.5 Bathrooms
LAUNDRY:	Upper-level hall, with side-by-side washer and dryer
BASEMENT:	Mostly finished, with a recreation room, den, three additional rooms, storage and utility areas. Sump pump present
AGE:	36 years (1990)
ELECTRICAL:	200-amp breaker panel with subpanel in the garage. Generac 16 kW backup generator installed in 2015
ROOF:	Red metal roofing with three dormers
FOUNDATION:	Poured concrete
FLOORS:	Tile in the main living areas and portions of the lower level; wood flooring in the sunrooms and upper-level bedrooms; carpet on the basement stairs
CEILINGS:	Coffered ceiling across the main living space; wood-lined sunroom ceilings with raised octagonal details; skylight above the staircase
WINDOWS:	Doors and windows replaced in 2015-2016
EXTERIOR:	Heavy-duty vinyl siding replaced in 2023; front and rear decking replaced in 2023 with composite
INTERIOR:	Drywall
PARKING:	Long, private, tree-lined driveway with paved parking beside the house. Gravel turns to pavement. Parking for 10+
GARAGE:	Two garage buildings. Garage beside the home: approximately 21 ft. 2 in. by 20 ft. 1 in. (425 sq. ft. interior), with two overhead doors and an enclosed passage to the foyer. Detached garage: approximately 35 ft. 3 in. by 29 ft. 3 in. (1,030 sq. ft. interior), with one double and one single overhead doors; built in 2015
LOT SIZE:	200’ x irregular. 3.6 acres as per MPAC
ZONING:	RR - Rural Residential

PROPERTY DETAILS *continued*

TAXES:	$7,861.47 for 2026
ROLL #:	135070102004525
PIN #:	550960388
INTERNET:	Kingston Online Services (KOS satellite internet)
HEATING:	Propane forced-air furnace with supplementary baseboard heating in some rooms
COOLING:	Central air conditioning installed in 2023
RENTALS:	Propane tanks ($60 per year)
FIREPLACE:	Living-room wood-burning fireplace
WATER:	Private dug well, approximately 16 ft. deep, located at the shore. Water treatment: Ultraviolet treatment, filtration and water softener
WASTE:	Private septic system, approximately 31 years old, behind the garage. Access openings are covered by artificial rocks
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Level shoreline.
OUTBUILDINGS:	Garden shed built in 2016
COSTS:	Fuel: $2,279.99 for 2025. Electricity: $2,822.75 for 2025
WATERFRONT:	Direct waterfront (North exposure) on Lake Ontario. Natural shoreline with stone, rock and vegetation.
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, satellite dish, freezer in garage, chopped firewood
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$100,000
SUGGESTED CLOSING:	Immediate

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- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

PROPERTY DETAILS *continued*

Property Improvements

2015: Additional garage, backup generator and window coverings.

2015-2016: Doors and windows replaced.

2016: Garden shed.

2022: New kitchen and kitchen and living-room lighting.

2023: Front and rear decking, siding and central air conditioning.

NOTE: The owner of the property is responsible for the maintenance and repair of two hydro poles on the property.

One team.
Every detail.



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