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Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Desirable 0.8 acre level building lot on Prinyers Cove Crescent!

The Irregular pie shaped lot provides 271 feet of road frontage and is improved with an inground swimming pool installed in 1996! The pool has been serviced since installed (opened and closed) by St. Lawrence Pools.

The lot is partially fenced (pool area is fully fenced) and serviced with hydro. There is no well or septic on the property. Water use to be serviced by the lake through 309 Prinyers Cove Crescent. There is no legal right of way and the new owner of the lot will have no water and will need to drill a well, or reach an agreement with the current owners of 309 Prinyers Cove Crescent.

The property is located on the south side of Prinyers Cove Crescent in a general area of vineyard and winery development. Both upper market homes and cottages are located in area.

Open space land uses and a neighbourhood waterfront park are located in the Prinyers Cove development.

The property is located near the County's east end, near the end of the point that separates Adolphus Reach from Lake Ontario. The point was subdivided into un-serviced building lots. Picton is located is 27 Km west and Belleville is 53 Km north.

309 Prinyers Cove Crescent across the street is also for sale.

# Property Details

**ADDRESS:** Lot 42-43 Prinyers Cove Cres, North Marysburgh

**TYPE:** Vacant (double lot) with an inground pool

**LEGAL DESCRIPTION:** LT 42-43 RCP 11 N MARYSBURGH;  
PRINCE EDWARD

<b>ELECTRICAL:</b>	Power to the lot connected to the pool house with Hydro meter and electrical panel breaker box.
<b>PARKING:</b>	Grass entrance and parking
<b>GARAGE:</b>	Pool shed 10' x 8' estimated
<b>LOT SIZE:</b>	Area: 34,745.87 ft <sup>2</sup> (0.798 ac) Perimeter: 764.44 ft Measurements: 271.16 ft x 211.81 ft x 40.89 ft x 241.25 ft (No Survey – measurements taken from tax records)
<b>FRONTAGE:</b>	271.16 feet per tax records
<b>ZONING:</b>	RR1-73
<b>TAXES:</b>	\$471.63 for 2019
<b>ROLL #:</b>	1350701020049420000
<b>PIN #:</b>	550960337
<b>POOL:</b>	Inground, 1996, 18' x 36' size, liner and elephant cover 5 years old. 4 foot shallow end and 8 foot deep end with a diving board. Pool opened, closed and serviced annually by St. Lawrence Pools since installed.
<b>WATER:</b>	None
<b>WASTE:</b>	No septic installed
<b>LOT DESCRIPTION:</b>	Level treed lot
<b>CHATELS INCLUDED:</b>	Pool equipment, pool cover and anything on the lot on closing.
<b>SUGGESTED DEPOSIT:</b>	\$20,000
<b>SUGGESTED CLOSING:</b>	Immediate
<b>PARKS:</b>	Waterfront park and boat launch 800 metres from the lot "Prinyers Park"

**NOTE:** The Buyer acknowledges there is no well or septic on the property. The lot has historically been serviced with water from the lake via a pump house at the shoreline and a waterline running through the property at 309 Prinyers Cove Crescent. This was remnant from a time the 2 properties were owned by the same party. There is no legal right of way, licence agreement or anything else over 309 Prinyers Cove Crescent allowing the owner of 42-43 RCP 11 N Marysburgh to draw water from the lake. The Buyer acknowledges the owner of 309 Prinyers Cove Crescent can permanently cut the water supply to the lot at 42-43 RCP 11 N Marysburgh with no notice and with no recourse by the Buyer.