



PARKS & RECREATION

This home offers its own parkland but you'll find opportunities for sports, relaxation and play in nearby parks, conservation areas and recreation facilities.

H. J. McFarland Conservation Area and Boat Launch
MacFarland Park Lane, Prince Edward

Lake on the Mountain Provincial Park
296 County Rd 7, Prince Edward

Macaulay Mountain Conservation Area
Clarke Rd, Prince Edward

Prince Edward Fitness & Aquatic Centre
13263B Loyalist Parkway, Picton

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, police station, and hospital.

Prince Edward County Fire and Rescue
8 McDonald Drive, Prince Edward (Picton)

Ontario Provincial Police - Prince Edward County
569 Prince Edward County Road 1, Picton

Quinte Health Care - Prince Edward County Memorial Hospital
403 Picton Main Street, Prince Edward (Picton)

SCHOOLS

Hastings and Prince Edward District School Board

Prince Edward Collegiate Institute
Grades JK - 12 | ■ 4 - 8 | 🌿
41 Barker Street, Picton | (613) 476-2196

Algonquin & Lakeshore Catholic District School Board

St. Gregory Catholic School
JK - Grade 8 | ■
7 Owens Street, Prince Edward | (613) 476-2461

St. Michael Catholic School
JK - Grade 6 | 🌿
15 Tripp Boulevard, Quinte West | (613) 968-5765

Nicholson Catholic College
Grades 9 - 12 | ■ 🌿
301 Church Street, Belleville | (613) 967-0404

■ Regular Track 🌿 French Immersion
IB International Baccalaureate Diploma Programme



12510 LOYALIST PARKWAY

PRINCE EDWARD COUNTY, ONTARIO

| | | | |
|----------------------------|---|-------------------|---|
| Property Size: | 57,543.81 ft ² (1.321 acres) | Zoning: | RR1 (Rural Residential) |
| District: | Prince Edward County - Picton - Hallowell Ward | Assessment: | \$534,000 (2024) |
| Exposure: | North West | Taxes: | \$6,164.00 (2023) |
| Lot Dimensions: | 210.11 ft x 425.55 ft 96.98 ft x 371.14 ft | Floor Area: | Above Ground 2,824 ft ² Lower Level 1,561 ft ² |
| Frontage: | 210.11 ft. (Loyalist Parkway) | Total Area: | 4,385 ft ² |
| Waterfront Frontage: | 96.98 ft (Picton Bay) | Year Built (Age): | 1985 |
| Legal Description: | PT LT 17 CON SE Carrying Place Hallowell; PT RDAL BTN CON E Hallowell Bay (or S.E.B.Q.) and CON SE Carrying Place Hallowell closed by PE72769 PT 1, 2, 8 47R1913; S/T HW15974, PE82412; Prince Edward | | |
| Topography: | Dry & Level - Sloping to Picton Bay | Air Conditioning: | Central |
| Construction: | Stone & Vinyl Siding | Heat: | Forced Air Gas |
| Style: | 2 Storey + Lower Level Walk-out | Fireplaces: | 2 - Wood (Family Rm) Natural Gas (Lower Level) |
| Foundation: | Block Foundation | Hot Water: | Tank Replaced Oct 2023; Water Heater - Rental |
| # of Bedrooms: | 3 + 2 | Water Source: | Municipal |
| # of Baths: | 3 + 1 | Sewer: | Septic |
| Lower Level: | Finished basement (2 bedrooms, bathroom and large rec room) + storage and utility room | Furnace: | Carrier Furnace installed July 16, 2007 |
| Garage/Parking/Front Yard: | Double attached with inside entry (508 sq ft) Private Double Drive - Parking for 5+ Vehicles | Internet: | High Speed Fibre directly to home |
| Outdoor/Back Yard: | Two new composite decks with railings; lower patio leads to large sloping lawn; and 100' of waterfront frontage | | |
| Area Features: | Waterfront on Picton Bay, PEC Harbour & Marina, Downtown Picton, Port Picton on Picton Harbour, Macaulay Mountain Conservation Area, Picton Golf & Country Club, PEC Memorial Hospital, Lake on the Mountain Resort & Restaurants, Base 31 Cultural Destination and Sandbanks Provincial Park | | |
| Deposit: | \$100,000 | Possession: | Flexible |

All information contained herein has been supplied by the Seller to the best of his/her knowledge and while deemed accurate is not guaranteed by County Living and RE/MAX Quinte.



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RE/MAX
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