



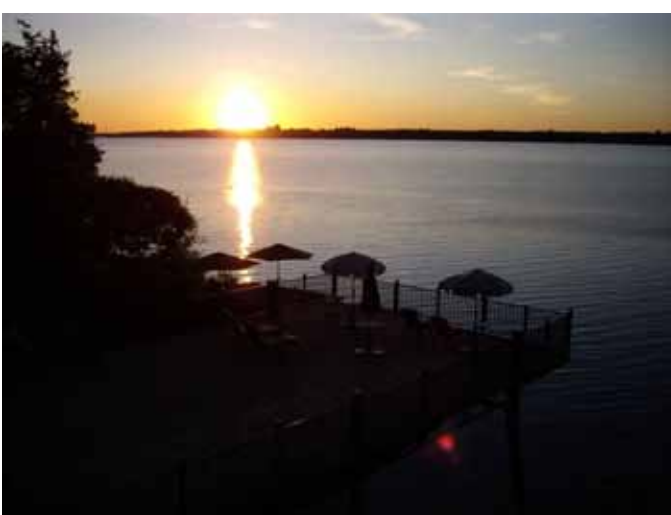
BEST-KEPT SECRET:

2353 COUNTY ROAD 7
PRINCE EDWARD COUNTY

EXCLUSIVELY PRESENTED BY
LAURIE GRUER & SAM SIMONE

613.471.1708





This may be the County's best-kept secret...

Behind modest gates on a road bordering the Adolphus Reach, this thirty-acre parcel is ready for the creative buyer who has the perfect waterfront home in mind. Today, this is an exquisitely-groomed property with half a million dollars spent in improvements including a masterfully-engineered road to the waterfront, an impressive retaining wall, two substantial utility buildings and a remarkable steel boat shelter with an overhead concrete deck and entertainment area. An expansive building site has been cleared and groomed and is just waiting for a spectacular home to take full advantage of breath-taking views.

Offered exclusively rather than on the open market, this property will be best appreciated by those with a very specific vision, and those who value seclusion, endless vistas, and the immense value of something so rarefied.

To us, it's one of the best properties we have ever seen.

LOT DESCRIPTION: PART LOT 48 & 49, CONCESSION BAYSIDE N. MARYSBURGH PT 1 47R5522

LOT SIZE: 30.4 ACRES

TAXES: \$689.55 (2011) • REDUCTION FOR MANAGED FOREST

IMPROVEMENTS:

- **POWER HOOK-UP AND DRIVEWAY – 1993**
- **RETAINING WALL AND SLOPING ROAD TO WATER: 1995**
- **DOCK AND DECK: 1997-1998 • DECK IS 30' X 50'**
- **LOWER GARAGE BUILT – 1999 • 18' X 36'**
- **THERE IS A WELL ON THE PROPERTY BUT THE CURRENT OWNER WOULD RECOMMEND A NEW DRILLED WELL OR A SHORE WELL BE CREATED.**

OFFERING PRICE: \$1,400,000

www.lauriegruer.com • lgruer@chestnutpark.com

www.samsimone.com • samsimone@chestnutpark.com

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