



**410 COUNTY ROAD 35**



Presented By  
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EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Here's a recipe for a perfect retreat in one of Prince Edward County's most-coveted locations...

Design a new custom home filled with beautiful proportions, classic detail, state-of-the-art mechanical services, and traditional elegance... and then just add a pinch of time!

What you will end up with is one of the "future historic homes of the County", with a feeling of timelessness and a sensitivity to gracious country living.

Set well off the road and with spectacular views of Long Reach, 410 County Road 35 comprises more than eleven acres of private wooded property and almost 700 hundred feet of shoreline on Long Reach. Under a canopy of foliage from mature trees in a sloping, terraced setting, this is the perfect retreat for a family that still wants convenience to the services of Picton and access to major transportation routes.

In winter, curl up in the great room by the imposing fireplace. In summer, watch the sailboats go by from the large deck or from the waterfront gazebo.

Here's a very special feature of this property: it is comprised of two separately-deeded parcels. The house sits on 8.08 acres and adjacent to it is a smaller severance of 3.13 acres. This division would allow for the construction of a separate swelling on the smaller lot. Thinking of a family compound? This could be a spectacular opportunity!

This is a house for all seasons... a house that will let you create your own history and your own sense of tranquility and timelessness...

**MAIN LEVEL** – includes laundry room, mudroom, access to garage and walk-outs.

<b>Foyer:</b>	<b>11'6" x 10'2"</b> <b>3.51m x 3.10m</b>	<b>Poplar floors, chandelier, double wooden doors.</b>
<b>Living Room:</b>	<b>39'1 x 20'4"</b> <b>11.91m x 6.20m</b>	<b>Poplar floors, beams, vaulted ceiling, wrought iron chandelier, ceiling fan, wood burning fireplace with stucco treatment on chimney, overlooks water.</b>
<b>Dining Room:</b>	<b>20'4" x 14'3"</b> <b>6.20m x 4.34m</b>	<b>Poplar floors, beams, vaulted ceiling, walk-out to deck, wrought iron chandelier, overlooks water.</b>
<b>Kitchen:</b>	<b>16' x 15'2"</b> <b>4.62m x 1.83m</b>	<b>Eat-in, poplar floor, double halogen chandeliers, double sink, island with breakfast bar, double doors with transom/walk-out to garden, pocket door to mudroom, custom-paint finish cabinetry, copper hardware, ceramic "stone" countertops, pot filler tap, Legacy 6-burner gas stove, Maytag dishwasher, LG Privilege refrigerator.</b>
<b>2-piece bathroom.</b>		
<b>Master Bedroom:</b>	<b>15'9" x 13'11"</b> <b>4.80m x 4.24m</b>	<b>Poplar floor, overlooks water, walk-out to deck, walk-in closet with double doors, pocket door, 6-piece ensuite: double sinks in vanity, soaker tub, shower, walk-out to garden, iron sconces and chandelier, tiled floor.</b>

**LOWER LEVEL** – also includes Utility Room with cold storage.

<b>Bedroom:</b>	<b>15'9" x 10'8"</b> <b>4.80m x 3.25m</b>	<b>Hardwood floors, walk-out to stone terrace, double closet.</b>
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**Bedroom:** 15'9" x 10'8"  
4.80m x 3.25m

Hardwood floors, double closet.

**Games Room:** 25' x 17'5"  
7.62m x 5.31m

Hardwood floors, double door with walk-out to terrace, overlooks water.

**Recreation Room/  
Office** 34'6" x 22'  
10.52m x 6.71m

Hardwood floors, overlooks water, ceiling fan with lighting, wall of storage closets.

4-piece bathroom.

### ADDITIONAL INFORMATION

**Legal Description:** CON 1 SWGP PT LOT 38 RP 47R1823 PT PART 1 & CON 1 SWGP PT LOT 38 RP 47R7837 PARTS 2 TO 4.

**Lot Size:** 669.88 x 11.21 acres (see surveys).

**Taxes:** \$8,482.84 (2011).

**Possession:** 60/90 days or to be arranged.

**Inclusions:** Legacy 6-burner gas stove/oven, Maytag dishwasher, Kenmore refrigerator, Kenmore washer, Kenmore dryer, all electrical light fixtures & sconces, all window coverings, all ceiling fans.

**Exclusions:** Sauna in lower level utility room.



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