



CALLING ALL ARTISTS!

This unique property is located on one of the prettiest roads in Prince Edward County, close to Picton and just minutes from the 401. Comprised of more than half an acre, this property includes three separate structures: a charming one-bedroom cottage, a large studio, and a double garage/workshop. We see it as the perfect spot for an artist or hobbyist, with great potential for further development in the future.

The house has been immaculately maintained and is fully insulated and heated. It includes a full kitchen and bathroom. The studio could also be used as a bunkie to provide additional accommodation. The garage is also heated and has an independent electrical service.

This is a very special opportunity to invest in this great Green Point location, and in this unique property!

Presented by Laurie Gruer & Sam Simone



551 COUNTY ROAD 35

Living Room: 16'5" x 10'6" Laminate floor, built-in shelves, French doors.
Kitchen: 11'6" x 6' Laminate floor, Frigidaire stove/oven, Frigidaire refrigerator, Miami Carey hood fan.
Bedroom: 14'7" x 9'4" Laminate floor, double closet, walk-out.
3-piece bathroom.
Studio: 17'6" x 14'6" Broadloom.
Garage: 31' x 22' 120 amp and 240 amp services, baseboard heating.

ADDITIONAL INFORMATION

Legal Description: CON 1 SWGP PT LOT 40 RP 47R4818 PART 1.
Lot Size: 150 feet x .69 acre (see survey).
Inclusions: All window coverings, Frigidaire stove/oven, Frigidaire refrigerator, Miami Carey hood fan.
Taxes: \$949.80 (2010).



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PLAN OF SURVEY OF
PART OF LOT 40
CONCESSION I, SOUTH WEST OF GREEN POINT
TOWNSHIP OF SOPHIASBURGH
COUNTY OF PRINCE EDWARD
 SCALE 1"=40' B. ROGER PICKARD O.L.S. 1990.

NOTE

Bearings are astronomic and are derived from the westerly limit of Registered Plan No 285 shown as N42°14'15"E.

LEGEND

- denotes Survey Monument Planted
- " " Survey Monument Found
- INST. N° " Instrument Number
- m " Measured
- Wir. " " Witness
- Con. " " Concession
- R.P. N° " Registered Plan Number
- S.W.G.P. " " South West of Green Point

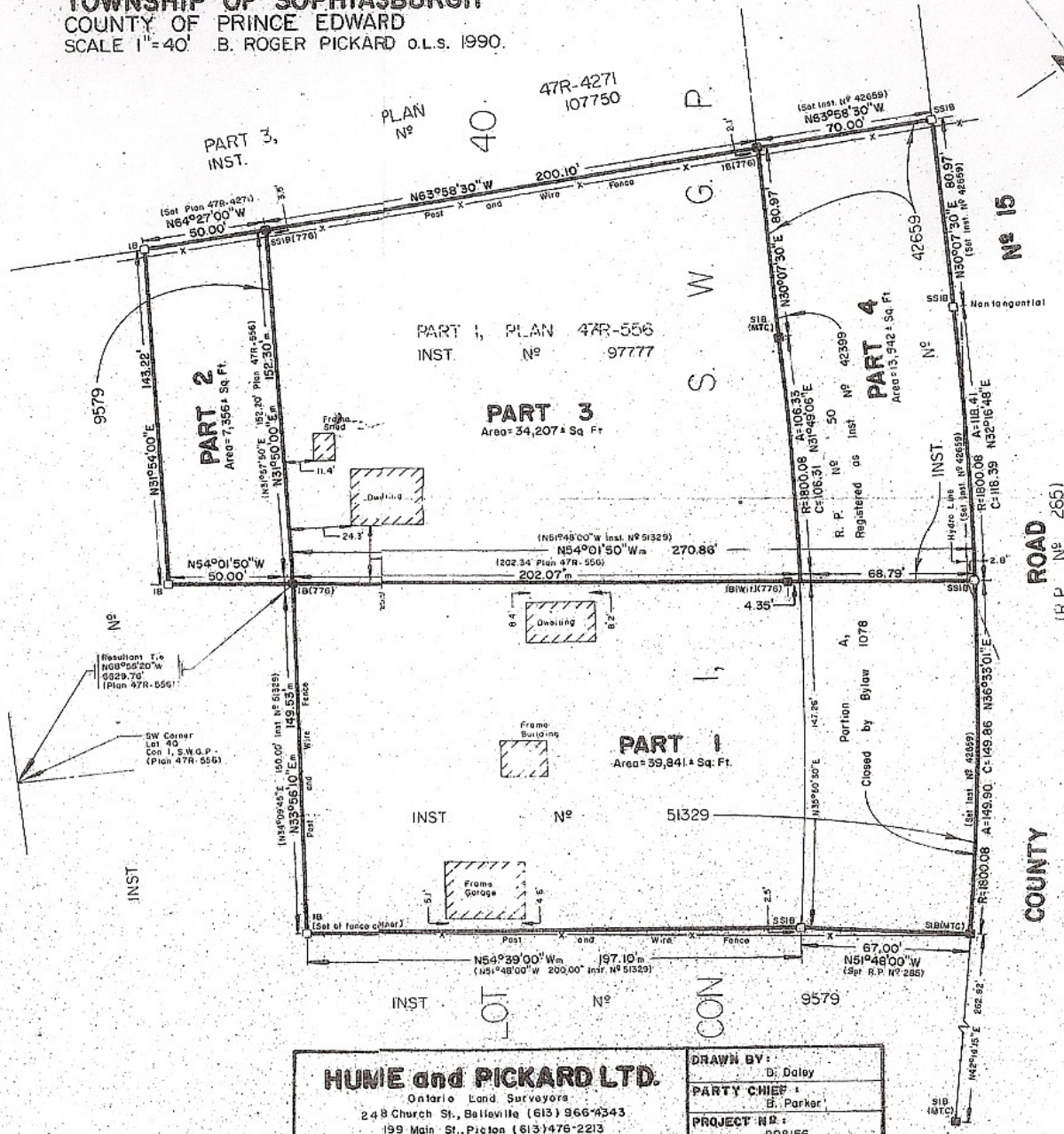
SURVEYOR'S CERTIFICATE

The field survey represented on this plan was completed on the 13th day of March, 1990.

March 16, 1990

B. R. Pickard
 B. Roger Pickard
 Ontario Land Surveyor

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PARTY CHIEF:	B. Parker
PROJECT N°:	898156



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