

Property Client Full

280 Presqu'ile Parkway, Brighton, Ontario K0K 1H0

Listing

[280 Presqu'ile Pkwy Brighton](#)
Active / Residential Freehold / Detached

MLS®#: **X12428240**
List Price: **\$549,900**



Northumberland/Brighton/Brighton

Tax Amt/Yr: **\$3,134.00/2024**Transaction: **Sale**

SPIS: **No**

Legal Desc: **PT LT 5 CON BROKEN FRONT BRIGHTON AS IN NC334389; S/T INTEREST IN NC334389 MUNICIPALITY OF BRIGHTON**

Style: **Bungalow**Rooms Rooms+: **11+0**

Fractional Ownership:BR BR+: **3(3+0)**

Assignment:Baths (F+H): **3(2+1)**

Link: **No**SF Range: **1500-2000**

Storeys: **1.0**SF Source: **Other**

Lot Irreg: **See Aerial View**Lot Acres:

Lot Front: **78.50**Fronting On:

Lot Depth: **195.00**

Lot Size Code: **Feet**

Dir/Cross St: **Lakeshore Rd, Lakehurst St, and Presqu'ile Parkway**

PIN #: **511570106**ARN #: **140810805004825**Contact After Exp: **No**

Holdover: **90**

Possession: **TBD**Possession Date:

Kitch Kitch + **1 (1+0)**Exterior: **Vinyl Siding**Water: **Well**

Island YN: **No**Garage: **No**Water Supply Type: **Drilled Well**

Fam Rm: **No**Gar/Gar Spcs: **None/0.0**Water Meter:

Basement: **Yes/Crawl Space**Drive Pk Spcs: **12.00**Waterfront Feat:

Fireplace/Stv: **Yes**Tot Pk Spcs: **12.00**Waterfront Struc:

Fireplace Feat: **Propane**Pool: **None**Well Capacity:

Interior Feat: **Primary Bedroom - Main Floor, Propane Tank**Room Size:Well Depth:

Parking Feat: **Circular Drive**Rural Services:Sewers: **Septic**

Heat: **Forced Air, Propane**Security Feat:Special Desig: **Unknown**

A/C: **Yes/Central Air**

Central Vac: **No**

Laundry Lev: **Main**

Property Feat: **Beach, Campground, Grnbelt/Conserv, Lake Backlot, Park, Wooded/Treed**

Exterior Feat: **Deck, Landscaped, Privacy, Year Round Living**

Roof: **Shingles**

Foundation: **Concrete**

Topography: **Dry, Level, Wooded/Treed**

Soil Type:

Access Feat: **Hard/Low Nap Floors, Open Floor Plan**

Waterfront Y/N: **No**Waterfront:Waterfront Frontage (M):

Water Struct: Easements/Restr:

Under Contract: Dev Charges Paid:HST App To SP: **Not Subject to HST**

View: **Garden, Park/Greenbelt, Trees/Woods**Lot Shape:Lot Size Source:

Remarks/Directions

Client Rmks: **Cradled beneath towering trees and nestled against the edge of Presqu'ile Provincial Park, this captivating 3-bedroom, 2.5-bath bungalow is a private retreat just steps from the sparkling shores of Lake Ontario. Inside, an airy open-concept design welcomes you with quartz countertops, stainless steel appliances, and elegant finishes that blend modern style with natural charm. Garden doors spill open to the gentle sounds of nature - birds singing, leaves whispering - offering the perfect backdrop for sunrise coffees or evenings under the stars. The tranquil primary suite with its own ensuite provides a restful escape, while a separate wing with two additional bedrooms and a full bath ensures comfort and privacy for family or guests. As the seasons shift, gather around the glow of the propane fireplace, supported by the ease of central air and a propane furnace. Outside, the property invites exploration, with a meditation gazebo, rustic sheds, and ample space to pause, breathe, and embrace the beauty of the outdoors. A rare opportunity to enjoy harmony, privacy, and natural splendor in one.**

Inclusions: **Light Fixtures, Other Window Coverings & Hardware, Stainless Steel Dual Fuel Double Oven, Stainless Steel Fridge, Washer, Dryer, Two Sheds, Meditation Gazebo, Owned Water Heater, Owned UV Light and Softener**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Ground	3.79 M X 3.65 M	12.43 Ft x 11.97 Ft		Vaulted Ceiling
Kitchen	Ground	9.18 M X 3.23 M	30.11 Ft x 10.59 Ft		Stainless Steel Appliances, W/O To Deck, Quartz Counter
Dining Room	Ground	5.33 M X 4.45 M	17.48 Ft x 14.59 Ft		Hardwood Floor, Open Concept
Living Room	Ground	7.03 M X 5.59 M	23.06 Ft x 18.33 Ft		Fireplace, Hardwood Floor
Primary Bedroom	Ground	5.86 M X 5.28 M	19.22 Ft x 17.32 Ft		3 Pc Ensuite, Hardwood Floor
Bedroom	Ground	4.39 M X 3.4 M	14.40 Ft x 11.15 Ft		Hardwood Floor
Bedroom	Ground	3.35 M X 2.64 M	10.99 Ft x 8.66 Ft		Hardwood Floor
Mudroom	Ground	348 M X 2.39 M	1141.73 Ft x 7.84 Ft		
Laundry	Ground	2.38 M X 1.3 M	7.80 Ft x 4.26 Ft		
Bathroom	Main			2	
Bathroom	Main			4	
Bathroom	Main			3	

280 Presqu'ile Parkway

Additional Features

Interior

- Open Concept Principal Rooms
- Kitchen with Backsplash, Breakfast Bar, Quartz Counters
- Stainless Steel Kitchen Appliances
- Dual Fuel Double Oven with Propane Cooktop
- Solid Wood Floors, Big Windows
- Propane Fireplace
- Reading Nook in Dining Room
- Primary Suite with 3-Piece Ensuite
- Separate Wing with Two More Main Floor Bedrooms
- Second Full Washroom on the Main Floor
- Additional Powder Room

Systems & Exterior

- Back Deck Looking Over Level Lot
- Nutrient-Rich Veggie Patch
- Walkout to Side Deck at Main Parking Area
- Front Guest Parking with a Circular Drive (Parking for 12+ Vehicles!)
- Two Rear Storage Sheds
- Meditation Gazebo
- Propane-Fired Forced-Air Furnace with A/C
- Drilled Well with Ample Water

Area

- Walk Straight In to Presqu'ile Provincial Park
- Easy Access to Dining, Shopping, Town Amenities
- 15mins to Prince Edward County with Wineries & Boutiques
- 25min Waterside Ambling Stroll to The Whistling Duck Lakefront Restaurant



TOTAL: 1869 sq. ft, 174 m2
 FLOOR 1: 1869 sq. ft, 174 m2
 EXCLUDED AREAS: DECK: 699 sq. ft, 65 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





